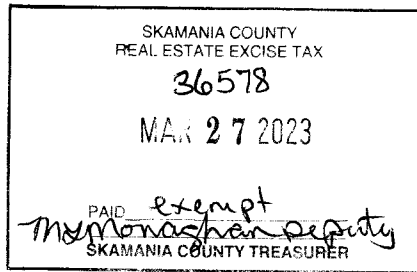




After recording return to:

Thomas A. Hackett
NW Legacy Law, P.S.
1003 Officers Row
Vancouver, WA 98661



Warranty Deed

Grantor: Brandt Schmidtman, a married person, along with his spouse, Karen K. Schmidtman

Grantees: Brandt Schmidtman and Karen K. Schmidtman, Trustees of the Schmidtman Trust dated December 6, 2016

Abbreviated Legal: Pt. Lots 5 & 6 Washougal Summer Home Tracts

APN: 02053140070200 *gm*

Brandt Schmidtman, a married person, along with his spouse, Karen K. Schmidtman, Grantor, for and in consideration of \$0 in hand paid, conveys and warrants to Brandt Schmidtman and Karen K. Schmidtman, Trustees of the Schmidtman Trust dated December 6, 2016, Grantees, the real property situated in the County of Skamania, State of Washington, more particularly described as follows ("Property"):

See attached "Exhibit A."

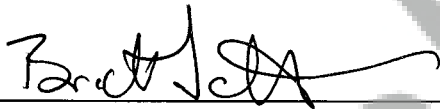
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.


[Remainder of page left blank intentionally.]

The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

Dated: 3-17-23

Grantor:


Brandt Schmidtman

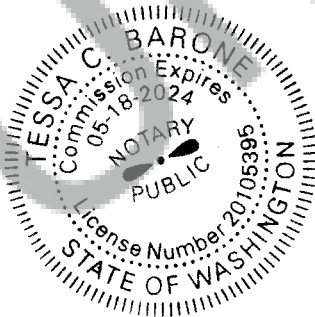

Karen K. Schmidtman

STATE OF WASHINGTON)

COUNTY OF Clark) ss.

I certify that I know or have satisfactory evidence that Brandt Schmidtman and Karen K. Schmidtman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3/17/23





Notary Public for the State of Washington
Notary Name: Tessa C. Barone
My commission expires 5/18/2024

Exhibit A
APN: 02053140070200

Lots 5 and 6, WASHOUGAL SUMMER HOME TRACTS, recorded in Book 'A', page 78, Plats records, in the County of Skamania and State of Washington.

EXCEPTING THERFROM the following described portion lying within Lot 6:

BEGINNING at a 3/4 inch iron pipe with a brass cap marking the West Quarter Comer of Section 31, as shown in Book 3 of Surveys, page 260, Skamania County Auditor's Records; thence South 01° 39' 43" West, along the West line of the Southwest quarter of Section 31, for a distance of 123.88 feet; thence South 62° 15' 10" East, 701.99 feet to a 1/2 inch iron bar (Survey 3-260) and described as "Set by Hart" in Exhibit "A" and "B" of Skamania County Superior Court Case No. 95-2-00145-1; thence South 00° 29' 49" East, 34.14 feet to a 1/2 inch iron bar (Survey 3-260) marking the most Northerly point of a tract described in Exhibit "B" of Skamania County Superior Court Case No. 95-2-00145-1, said point also being the TRUE POINT OF BEGINNING; thence South 42° 08' 08" East, 76.53 feet; thence South 11° 51' 57" East., 197.54 feet to the "established mowing line" as described in Exhibit "A" of the above described Skamania County Superior Court Case; thence South 29° 54' 54" West, along the "established mowing line" and its extension, 224 feet, more or less, to the center of the Main Channel of Washougal River; thence Northwesterly, along the center of the Main Channel of the Washougal River, 94 feet, more or less, to a point which bears South 14° 14' 21" West, from the TRUE POINT OF BEGINNING; thence North 14° 14' 21" East, 408 feet, more or less, to the TRUE POINT OF BEGINNING.

Skamania County Assessor 

Date: 3/27/23 Parcel# 02053140070200