



When recorded return to:
Kieslana M. Wing and Brian J. Knees
231 Snowberry Lane
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612890204

STATUTORY WARRANTY DEED

THE GRANTOR(S) Antony D. Clarke and Rosemary Foggia, who ^{acquired} ~~acquired~~ title as Rosemary Foggia Clarke, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Kieslana M. Wing, an unmarried woman and Brian J. Knees, an unmarried man

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

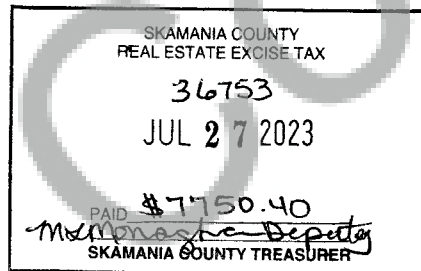
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 6, T1N, R6E W.M.

Tax Parcel Number(s): 01060600032200 *ZM 7/27/23*

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2023

Antony D. Clarke
Antony D. Clarke

Rosemary Foggia Clarke
Rosemary Foggia Clarke

State of ~~Washington~~ ^{OR} *Oregon*
County of ~~Clark~~ *Multnomah*

This record was acknowledged before me on *7/24/23* by Antony D. Clarke
and Rosemary Foggia ~~Clarke~~ ^{Clarke} *Clarke*

[Signature]
(Signature of notary public)
Notary Public in and for the State of ~~Washington~~ ^{OR} *Oregon*
My appointment expires: ~~March 9, 2027~~ *May 9, 2026*

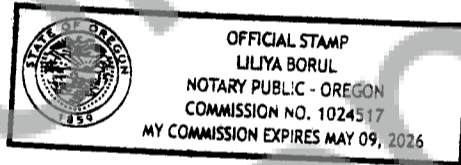


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 01060600032200

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 6, Township 1 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 5/8" Iron Rod marking the Northeast corner of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 6 as shown in Survey Recorded under Skamania County Auditor's File No. 2013000797,

Thence North 88° 46' 55" West, along the South line of the North Half of the Southeast Quarter of the Northwest Quarter of Section 6 as shown on Survey No. 2013000797, for a distance of 673.01 feet to the Southeast corner of the Clarke Tract as described in Book 67, of Deeds, Page 340, Skamania County Records and the True Point of Beginning.

Thence North 25° 24' 54" East, along the East line of said Clarke Tract and the Northerly extension thereof for a distance of 794.92 to the centerline of the Bonneville Power Association easement as shown in Survey Auditor's File No. 2013000797,

Thence South 71° 51' 45" West, along said centerline, for a distance of 227.36 feet to the North line of the Southeast Quarter of the Northwest Quarter of Section 6;

Thence North 88° 35' 02" West, along the North line of the Southeast Quarter of the Northwest Quarter of Section 6, for a distance of 439.63 feet to the centerline of Smith-Cripe Road as shown on Survey Auditor's File No. 2013000797,

Thence following the centerline of Smith-Cripe Road the following described courses;

Thence South 20° 21' 41" West, for a distance of 25.54 feet;

Thence along the arc of a 100.00 foot radius curve to the right through a central angle of 21° 53' 16" for an arc distance of 38.20 feet;

Thence South 01° 31' 35" East, for a distance of 80.21 feet;

Thence along the arc of a 200.00 foot radius curve to the left through a central angle of 41° 47' 54" for an arc distance of 145.90 feet;

Thence South 40° 16' 19" West, for a distance of 79.63 feet;

Thence South 39° 46' 36" West, for a distance of 55.71 feet;

Thence along the arc of a 100.00 foot radius curve to the right through a central angle of 29° 31' 13" for an arc distance of 51.52 feet;

Thence South 10° 15' 23" West, for a distance of 85.12 feet;

Thence South 18° 00' 43" West, for a distance of 88.00 feet;

Thence along the arc of a 50.00 foot radius curve to the right through a central angle of 15° 31' 17" for an arc distance of 13.54 feet;

Thence South 02° 29' 27" West, for a distance of 40.17 feet to the South line of the North Half of the Southeast Quarter of the Northwest Quarter of Section 6;

Thence leaving said centerline, South 88° 46' 55" East, along said South line for a distance of 530.00 feet to the True Point of Beginning.

Skamania County Assessor

Date 7-22-23 Parcel# 01060600032200
YM

EXHIBIT "B"
Exceptions

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Easement, including the terms and provisions thereof:
For : Transmission Lines
Granted to : United States of America
Recorded : February 6, 1942
Book : 28
Page : 601
Affects : This and other property
3. Easement, including the terms and provisions thereof:
For : Road
Granted to : United States of America
Recorded : June 29, 1942
Book : 29
Page : 149
Affects : This and other property
4. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Public Utility District No. 1 of Skamania County
Recorded : May 17, 1979
Book : 76
Page : 547
Affects : This and other property
5. Road Agreement, including the terms and provisions thereof
Recorded : April 13, 1998
Book : 175
Page : 498
6. Easements and matters as shown on Survey recorded as Auditor's File No. 2013000797
7. Spring and Water Utility Easement, including the terms and provisions thereof:
Recorded : December 8, 2014
As : 2014002106
8. Easement, including the terms and provisions thereof:
For : Water and Utilities
Recorded : December 8, 2014
As : 2014002108
9. Easement, including the terms and provisions thereof:
For : Waterline and Access
Recorded : January 18, 2023
As : 2023000088
10. General Taxes as due and payable