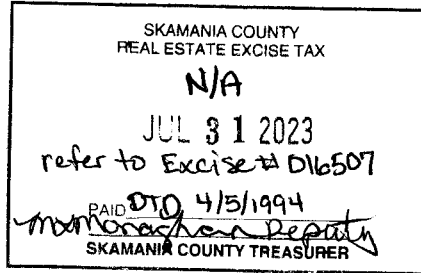




After recording mail to:

CAROLYN A. SIMMS
Attorney at Law
2035 NE 3rd Loop
Camas, WA 98607



**STATUTORY WARRANTY DEED
(Fulfillment)**

Grantors: GARY R. HEGEWALD and JUDITH A. HEGEWALD, husband and wife
Grantees: GREG TOWNSEND and MONICA TOWNSEND, husband and wife
Abbreviated
Legal: IOP 2-5-33-2700; IOP # 1-5-4-100
Parcel No.: 01-05-04-00-0100-00 & 02-05-33-00-2700-00 JM 7/31/23

THE GRANTORS, GARY R. HEGEWALD and JUDITH A. HEGEWALD, husband and wife, for Ten Dollars and other valuable consideration, convey and warrant to GREG TOWNSEND and MONICA TOWNSEND, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit "A" attached and made a part hereof.

This deed is given in fulfillment of that certain Real Estate Contract, recorded under Auditor's No. 119115, recorded in Book 142 Page 363, Skamania County Records, between GARY R. HEGEWALD and JUDITH A. HEGEWALD, Sellers, and GREG TOWNSEND and MONICA TOWNSEND, Purchasers, dated March 31, 1994. And the covenants of warranty herein contained shall not apply to any title, interest or encumbrances arising by, through or under the Purchasers in said Agreement, and shall not apply to any taxes, assessments, or other charges levied, assessed or becoming due subsequent to the date of said Agreement.

Real Estate Excise Tax was paid on this sale or stamped exempt on April 5, 1994, Receipt No. 016507.

DATED: July 27, 2023

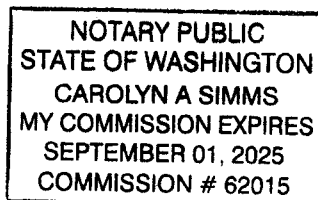
GARY R. HEGEWALD

JUDITH A. HEGEWALD

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me GARY R. HEGEWALD and JUDITH A. HEGEWALD, known or proved to me to be the individuals described in and who executed the within and foregoing *Statutory Warranty Deed (Fulfillment)*, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: July 27, 2023



Carolyn A. Simms
NOTARY PUBLIC for Washington
Residing at: Clark County
My appointment expires: 1-1-2025

EXHIBIT A

PARCEL I

All that portion lying easterly and northerly of the center line of Salmon Falls Road lying in the North Half of the Northeast Quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion conveyed to Skamania County by instrument recorded in Book 49, Page 544, and also recorded in Book 59, Page 48.

ALSO EXCEPT that portion conveyed to Greg Townsend, et ux., by instrument recorded in Book 131, Page 580.

PARCEL II

All that portion lying easterly of the center line of Salmon Falls Road in the South Half of the Southeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT therefrom the following:

Beginning at the Northeast corner of the South Half of the Southeast Quarter of said Section 33; thence South 1,320 feet; thence West 330 feet; thence North 1,320 feet; thence East 330 feet to the Point of Beginning.

ALSO EXCEPT that portion conveyed to Skamania County by instrument recorded in Book 49, Page 544, and also recorded in Book 59, Page 48.

BOTH PARCELS SUBJECT to easements of record.

Skamania County Assessor

Date 7-31-23 Parcel# 01050400010000
02053300270000