



00016681202300012180080080

When recorded return to:

Chad Mustard and Sasivimol Mustard

19079 Tow Path Terrace
Leasburg, VA 20176

Filed for record at the request of:

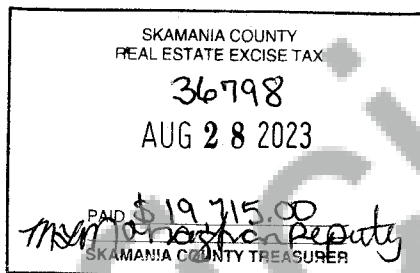


CHICAGO TITLE

COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-161959



STATUTORY WARRANTY DEED

THE GRANTOR(S) The Gift LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Chad Mustard and Sasivimol Mustard, husband and wife

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.)

Lot 2 MAPPELLI-PINNELL SP BK 3/PG 293

Tax Parcel Number(s): 01051120110400 *LM 8/28/23*

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 8/17/23

The Gift LLC

BY: [Signature]

David Lakin

Sole member, Trustee of the David Lakin RLT Dated December 20, 2012

State of Washington

County of Clark

This record was acknowledged before me on _____ by David Lakin as Sole member, Trustee of the David Lakin RLT Dated December 20, 2012 of The Gift LLC.

SEE ATTACHED

(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of San Diego
 On 08/17/2023 before me, Siavash Rezaei Rokhsari, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared David Lakin
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 01051120110400

Lot 2 of the MAPPELLI-PINNELL Short Plat, recorded in Book 3 of Short Plats, Page 293, Skamania County Records, located in the West Half of the West Half of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

INCLUDING thereto the following:

A tract of land located in the West Half of the West Half of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the most Southerly Southwest corner of Lot 4 of the MAPPELLI-PINNELL Short Plat, recorded in Book 3 of Short Plats, page 293; thence North 41° 42' 42" West along the Westerly line of said Lot 4, 24.51 feet to the Southerly most corner of Lot 2 of said MAPPELLI-PINNELL Short Plat; thence North 35° 27' 51" East, along the Southeasterly line of said Lot 2, 153.41 feet to a point; thence South 38° 18' 01" East, 115.19 feet to a point on the Southerly line of said Lot 4; thence South 69° 52' 00" West, along the Southerly line of said Lot 4, 153.43 feet to the Point of Beginning.

EXCEPTING from Lot 2 thereof the following:

A tract of land located in the West Half of the West Half of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Beginning at the most Westerly Northwest corner of Lot 4 of the MAPPELLI-PINNELL Short Plat, recorded in Book 3 of Short Plats, Page 293; thence North 75° 29' 12" West, along the Northeasterly boundary line of Lot 2

EXHIBIT "A"
Legal Description
(continued)

of said MAPELLI-PINNELL Short Plat, 60.78 feet to a point on a non-tangent curve concaved Southeasterly, having a radius of 240.00 feet; thence Southwesterly 27.61 feet along said curve through a central angle of 06° 35' 25", a chord bearing of South 54° 55' 05" West, a chord length of 27.59 feet to the point of tangent; thence South 51° 37' 22" West along the Northwesterly line of said Lot 2; thence South 38° 22' 38" East, 80.00 feet to a point on the South Right-of-Way line of Riverside Drive; thence North 51° 37' 22" East, along the South Right-of-Way line of said Riverside Drive 66.53 feet to a tangent curve concave Southerly, having a radius of 170.00 feet; thence Northeasterly 90.77 feet along said curve through a central angle of 30° 35' 34", a chord bearing of North 66° 55' 09" East, a chord length of 89.70 feet to a point on the Southwesterly line of said Lot 4; thence North 60° 57' 59" West, 58.06 feet to the Point of Beginning.

ALSO EXCEPT any human burial sites, thereof.

Skamania County Assessor

Date 8-28-23 Parcel# 01051120110400

LM

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:
For : Ingress and Egress
Recorded : January 15, 1918
Book : Q
Page : 403
4. Easement, including the terms and provisions thereof:
For : Ingress and Egress
Recorded : August 13, 1971
Book : 63
Page : 187
5. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of MAPELLI-PINNELL Short Plat Book 3, Page 293.
See recorded plat for details
6. Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes.
Recorded : November 25, 1996
Book : 160
Page : 986
7. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : November 25, 1996
Book : 160
Page : 994
8. Easement, including the terms and provisions thereof:
For : Road
Recorded : March 28, 2001
Book : 208
Page : 28

EXHIBIT "B"

Exceptions (continued)

9. Easement, including the terms and provisions thereof:
For : Water Line
Recorded : March 28, 2001
Book : 208
Page : 44
10. Easement, including the terms and provisions thereof:
For : Road
Recorded : March 28, 2001
Book : 208
Page : 48
11. Improvement Agreement, including the terms and provisions thereof:
Recorded : March 28, 2001
Book : 208
Page : 50
12. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : March 28, 2001
Book : 208
Page : 52
13. Easement, including the terms and provisions thereof:
For : Road
Recorded : March 28, 2001
Book : 208
Page : 54
14. Easement, including the terms and provisions thereof:
For : Beach Access
Recorded : March 28, 2001
Book : 208
Page : 56
15. Conditions & Restrictions, including the terms and provisions thereof, in Director's Decision:
Recorded : May 22, 2001
Book : 210
Page : 106

Said Directors Decision was amended/modified by instrument:
Recorded : May 22, 2001
Book : 210
Page : 112

EXHIBIT "B"

Exceptions
(continued)

Said Directors Decision was amended/modified by instrument:
Recorded : July 26, 2001
Book : 212
Page : 828

16. Easement, including the terms and provisions thereof:
For : Electrical, Telephone and Cable
Recorded : July 9, 2007
As : 2007166816
17. Easement, including the terms and provisions thereof:
For : Service Road
Recorded : October 4, 2010
As : 2010176536
18. Conditions & Restrictions, including the terms and provisions thereof, in Administrative Decision:
Recorded : May 17, 2011
As : 2011178263
19. Easement, including the terms and provisions thereof:
For : Waterline
Recorded : September 1, 2011
As : 2011178958
20. Easement, including the terms and provisions thereof:
For : Road and Utilities
Recorded : September 12, 2011
As : 2011179022