

When recorded return to:
Steve Morasch and Mai Thi Tran
4910 NE 18th Avenue
Vancouver, WA 98663

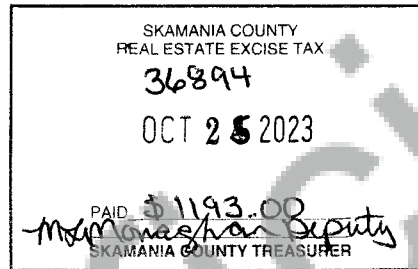
Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-166756



STATUTORY WARRANTY DEED

THE GRANTOR(S) Danielle R. Ireland, a single woman

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 Steve Morasch and Mai Thi Tran, a married couple

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.)

Tax/Map ID(s):

PTN. SEC 23, T7N, R6E, W.M.

Tax Parcel Number(s): 07062310070000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: October 17, 2023



Danielle R. Ireland

State of Washington
County of Clark

This record was acknowledged before me on October 24th, 2023 by Danielle R. Ireland.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 4/15/2025

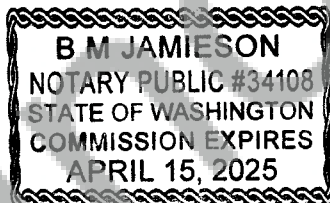


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07062310070000

A portion of the North Half of the South Half of the South Half of the Northeast Quarter of Section 23, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a concrete monument at the Northeast corner of Section 23; thence South 01° 18' 16" West, along the East line of Section 23, for a distance of 2153.15 feet; thence North 89° 25' 15" West, 178.36 feet to the Southeast corner of Lot 3 of the "PINE NEEDLE Short Plat", as shown in Skamania County Auditor's No. 2005159226 and the True Point of Beginning; thence North 89° 25' 15" West, 428.67 feet to the Southwest corner of Lot 3 at a point in the center of Pine Creek; thence Southeasterly, along the center of Pine Creek, 166 feet, more or less, to the South line of Lot 4 of the "PINE NEEDLE Short Plat"; thence South 89° 25' 15" East, 444 feet, more or less, to the most Southerly Southeast corner of Lot 4; thence North 00° 00' 00" West, along the centerline of Lodgepole Lane, 36.30 feet; thence along the arc of a 1000 foot radius curve to the right, through a central angle of 07° 23' 47", for an arc distance of 129.09 feet to the most Easterly Northeast corner of Lot 4 and the True Point of Beginning.

Skamania County Assessor

Date 10/25/23 Parcel # 7-6-23-1-700

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pine Creek.
3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pine Creek.
5. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Pine Creek.
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
7. Easement, including the terms and provisions thereof:
For : Road
Recorded : November 7, 1960
Book : 48
Page : 62
8. Easement, including the terms and provisions thereof:
For : Road
Recorded : November 7, 1960
Book : 48
Page : 77
9. Easement, including the terms and provisions thereof:
Recorded : November 18, 1960
Book : 48
Page : 172
AND
Recorded : September 22, 2003

EXHIBIT "B"

Exceptions (continued)

Book : 250
Page : 750

10. Easement, including the terms and provisions thereof:
Granted to : International Paper
Recorded : June 18, 1967
Book : 57
Page : 342
11. Easement, including the terms and provisions thereof:
Recorded : April 1, 1970
Book : 61
Page : 593
12. 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 covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : August 20, 1983
Book : 82
Page : 630
13. Mineral Reservation of Oil, Gas and Other Minerals as contained in Deed:
Grantor : State of Washington
Grantee : Publishers Forest Products Co., of Washington
Recorded : August 20, 1983
Book : 82
Page : 630
"The scheduling of this exception does not alter or limit the scope of exception 3 pertaining to minerals and other substances nor does this exception constitute any statement about or coverage as to the ownership of this specific interest nor does the scheduling of this interest imply that all leases, grants, exceptions or reservations of interests are scheduled."
14. 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 covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : November 9, 1988
Book : 111
Page : 814
15. Easement, including the terms and provisions thereof:

EXHIBIT "B"

Exceptions (continued)

Recorded : October 27, 1988
Book : 112
Page : 826

16. Mineral Reservation of Oil, Gas and Other Minerals as contained in Deed:
Grantor : Washington State, acting by and through the Department of Natural Resources
Grantee : Plum Creek Timberlands, L.P.
Recorded : October 3, 2001
Book : 215
Page : 399
"The scheduling of this exception does not alter or limit the scope of exception 3 pertaining to minerals and other substances nor does this exception constitute any statement about or coverage as to the ownership of this specific interest nor does the scheduling of this interest imply that all leases, grants, exceptions or reservations of interests are scheduled."
17. Reservations in favor of the State of Washington, including the terms and provisions thereof:
Recorded : October 3, 2001
Book : 215
Page : 399
18. Easement, including the terms and provisions thereof:
For : Roads
Recorded : January 12, 2004
Book : 256
Page : 554
19. Easement, including the terms and provisions thereof:
Recorded : September 22, 2003
Book : 250
Page : 150
20. 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 covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : May 13, 2004
As : 2004152956
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : October 17, 2005
As : 2005159104

EXHIBIT "B"

Exceptions (continued)

21. 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 covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : October 17, 2005
As : 2005159105

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : October 20, 2005
As : 2005159172

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : November 15, 2005
As : 2005159497

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : December 23, 2005
As : 2005159970

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : March 24, 2006
As : 2006160968

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : July 6, 2010
As : 2010175871

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : July 25, 2011
As : 2011178700

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : July 8, 2020
As : 2020001680

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : April 12, 2023
As : 2023000496

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Homeowners Association.

22. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded plat of PINE NEEDLE Short Plat Auditor's File No. 2005159226.
See recorded plat for details

EXHIBIT "B"

Exceptions (continued)

23. Easement Agreement, including the terms and provisions thereof:
Recorded : April 15, 2005
As : 2005156947
24. Well Agreement, including the terms and provisions thereof:
Recorded : April 15, 2005
As : 2005156948
25. Wildlife Habitat Assessment and Land Slide Hazard Study, including the terms and provisions thereof:
Recorded : September 13, 2005
As : 2005158676
26. Well Agreement, including the terms and provisions thereof:
Recorded : October 25, 2005
As : 2005159227