

Skamania County, WA
Total: \$207.50
DEED
Pgs=5

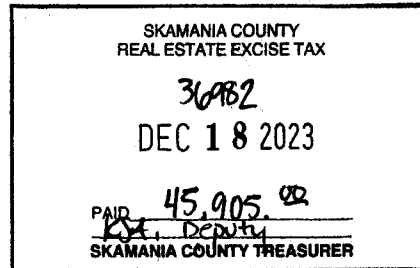
2023-001854

12/18/2023 12:30 PM

Request of: CLARK COUNTY TITLE



AFTER RECORDING RETURN TO:
FILED FOR RECORD AT THE
REQUEST OF AND RETURN TO:
Columbia Land Trust
Attn: Nathan Ulrich
850 Officers' Row
Vancouver, WA 98661



STATUTORY WARRANTY DEED
Skamania County

CL13427(i)

Grantors: DANIEL TEMKO AND JUDITH L. TEMKO, TRUSTEES OF THE PHILIP AND JUDITH TEMKO LIVING TRUST

Grantee: COLUMBIA LAND TRUST, a Washington nonprofit corporation

Abbreviated

Legal Description: PTN SEC 7, T2N, R5EW1M

2m 12/18/23 PTN

Tax Parcel Number: 02 05 00 0 0 0700 00; 02 05 00 0 0 0701 00;

02 05 00 0 0 0700 00

GRANTORS, DANIEL TEMKO AND JUDITH L. TEMKO, TRUSTEES OF THE PHILIP AND JUDITH TEMKO LIVING TRUST, for valuable consideration, the receipt of which has been acknowledged, hereby convey and warrant to COLUMBIA LAND TRUST, a Washington nonprofit corporation, the real property situated in Skamania County, Washington, and described in the attached **Exhibit A** and depicted in that certain survey in the records of Skamania County, Washington, under Auditor's File Number 2023-001164.

Subject to the matters listed in **Exhibit B**, attached and incorporated by reference.

Dated this 14th day of December, 2023.

Signatures on following pages

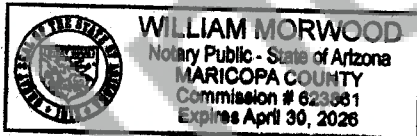
THE PHILIP AND JUDITH TEMKO LIVING TRUST

By *Daniel Temko*
Daniel Temko, Co-Trustee

STATE OF Arizona)
) ss
COUNTY OF Maricopa)

On this 14th day of December, 2023, personally appeared before me Daniel Temko known to be a Co-Trustee of The Philip and Judith Temko Living Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said living trust, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument for said living trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



William Morwood
Notary Public in and for the State of
Arizona, residing at Maricopa County
My appointment expires 4/30/2026.

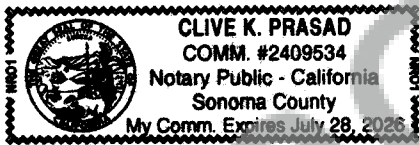
THE PHILIP AND JUDITH TEMKO LIVING TRUST

By: Judith Temko
Judith L. Temko
JT

STATE OF CA)
COUNTY OF SONOMA) ss
)

On this 15 day of DECEMBER, 2023, personally appeared before me Judith L. Temko ^{CP} known to be a Co-Trustee of The Philip and Judith Temko Living Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said living trust, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument for said living trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



CP
Notary Public in and for the State of CA, residing at SONOMA
My appointment expires 7-28-26.

EXHIBIT A
Legal Description

S&F Land Services
901 NW Carlton Ave. Ste 3 Bend, OR 97703
(541) 797-0954 — www.sflands.com

PROJECT NO. 2023-G053-06
MAY 8, 2023
MJF

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 1, 2, 3, 4 AND THE EAST HALF OF THE WEST HALF OF SECTION 7.

EXCEPTING THEREFROM, THE EAST 736.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH 150.00 FEET OF THE EAST 736.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF SAID SECTION 7.

ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE BOUNDARIES OF SKAMANIA MINES ROAD.

THIS DESCRIPTION CONTAINS 303.69 ACRES, MORE OR LESS



Skamania County Assessor

Date 12-18-23 Parcel# 02050000070000
02050000070006 TM
02050000070100

EXHIBIT B

5. TERMS, COVENANTS AND CONDITIONS CONTAINED IN APPLICATION FOR CURRENT USE CLASSIFICATION, ENTERED PURSUANT TO RCW 84.33 (INCLUDING POTENTIAL LIABILITY FOR FUTURE APPLICABLE TAXES, ANY SPECIAL BENEFIT ASSESSMENTS LEVIED BY LOCAL GOVERNMENTS, PENALTIES AND INTEREST UPON BREACH OF, OR WITHDRAWAL FROM, SAID CLASSIFICATION);

TAX PARCEL NOS.: 02 05 00 0 0 0700 06 & 02 05 00 0 0 0701 00
DISCLOSED BY: 2023 TAX ROLLS
CLASSIFICATION: DESIGNATED FORESTLAND

6. LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND.

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: DITCHES OR CANALS: "CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES"

RECORDED: March 17, 1899

AUDITOR'S FILE NO.: VOLUME A OF DEEDS, PAGE 221

AREA AFFECTED: SAID PREMISES

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, INCLUDING JOINT USERS

PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION

AREA AFFECTED: SAID PREMISES

RECORDED: May 23, 1967

AUDITOR'S FILE NO.: 68323, BOOK 57, PAGE 109

9. MATTERS DISCLOSED BY SURVEY RECORDED August 21, 2023 UNDER FILE NO. 2023001164 WHICH INCLUDE BOUNDARY LINE ADJUSTMENT.

10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: BOUNDARY LINE ADJUSTMENT

RECORDED: November 30, 2023

AUDITOR'S FILE NO.: 2023001748