


When recorded return to:
Dylan Breckenridge
502 River Road
Washougal, WA 98671

Filed for record at the request of:
 **CHICAGO TITLE**
COMPANY OF WASHINGTON
4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-167022

Skamania County
Real Estate Excise Tax
37009
JAN - 3 2024
PAID \$ 8163.50
Skamania County Treasurer


STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy W. Loud and Mandi L. Loud, husband and wife
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

Dylan Breckenridge, an unmarried person

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 7 RIVERSIDE ESTATES Bk B/Pg 44

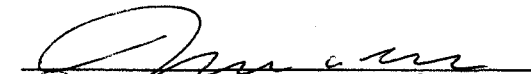

Tax Parcel Number(s): 02052930110000, 2m 1/3/24

Subject to:

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


STATUTORY WARRANTY DEED
(continued)

Dated: 12-22-2023


Jeremy W. Loud

Mandi L. Loud

10 Colorado
State of ~~Washington~~
County of ~~Clark~~ Garfield

This record was acknowledged before me on 12-22-23 by Jeremy W. Loud and Mandi L. Loud.


(Signature of notary public)
Notary Public in and for the State of Colorado
My commission expires: 7/17/25

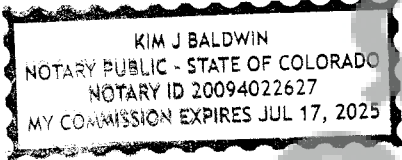


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052930110000

Lot 7 RIVERSIDE ESTATES, according to the Plat thereof, recorded in Book "B" of Plats, Page 44, records of Skamania County, Washington, Auditor's Records.

TOGETHER with the following strip of land

COMMENCING at the Southeast corner of said Lot 6;

Thence North 54° 46' 15" West, along the South line of said Lot 6, for a distance of 484.80 feet to the TRUE POINT OF BEGINNING;

Thence continuing said South line, North 54° 46' 15" West, for a distance of 133.16 feet to the East Right of Way line of "Jennifer Way" (60-foot wide private road easement) and the beginning of a non-tangent 110.00-foot radius curve to the left;

Thence along said East Right of Way line, along the arc of a non-tangent 110.00-foot radius curve to the left, the long chord of which bears North 21° 21' 18" West, for a chord distance of 20.29 feet, through a central angle of 10° 34' 54", for an arc distance of 20.32 feet;

Thence continuing along said East Right of Way line, along a reverse 10.00-foot radius curve to the right, the long chord of which bears North 10° 41' 27" West, for a chord distance of 5.50 feet, through a central angle of 31° 56' 28", for an arc distance of 5.57 feet;

Thence leaving said East Right of Way line, South 54° 46' 15" East, parallel with said South line, for a distance of 139.04 feet;

Thence South 09° 46' 15" East, for a distance of 21.21 feet to the TRUE POINT OF BEGINNING:

EXCEPT the following strip of land

COMMENCING at the Northeast corner of said Lot 7;

Thence North 54° 46' 15" West, along the North line of said Lot 7, for a distance of 333.33 feet to the True Point of Beginning;

Thence continuing said North line, North 54° 46' 15" West, for a distance of 151.47 feet;

Thence leaving said North line, South 09° 46' 15" East, for a distance of 21.21 feet;

Thence South 54° 46' 15" East, parallel with said North line, for a distance of 121.47 feet;

Thence North 80° 13' 45" East, for a distance of 21.21 feet to the TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 1-3-24 Parcel# 02052930110000
LM

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 Washougal River.
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 Washougal River.
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 Washougal River.
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 Washougal River.
6. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of RIVERSIDE ESTATES Book B, Page 44.
See recorded plat for details
7. 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 : March 27, 1980
Book : 78
Page : 48

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : December 9, 1985
Book : 85
Page : 421

ORDER NO. S-23-421
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : March 21, 1994

EXHIBIT "B"

Exceptions
(continued)

Book : 142
Page : 15

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

8. Easement, including the terms and provisions thereof:
For : Low Water Barrier Dam
Recorded : June 27, 1974
Book : 66
Page : 922
9. Easement, including the terms and provisions thereof:
Recorded : September 28, 1988
Book : 111
Page : 8