

Filed at the Request of
and to be Returned to:

Dille Law PLLC
2010 Caton Way SW Ste. 101
Olympia, WA 98502

Skamania County
Real Estate Excise Tax

37063
MAR 05 2024

PAID Exempt
Skamania County Treasurer
Mark Bracken

STATUTORY WARRANTY DEED

Grantors	Dean S. DeBell and Jacqueline F. DeBell, husband and wife
Grantee	DeBell Family LLC, a Washington limited liability company
Legal Description (abbreviated)	Parcel A: A tract of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 26, Township 4 North, Range 7 E W.M. Parcel B: Lot 2 of Short Plat recorded in Book 1 of Short Plats page 62
Assessor's Tax Parcel ID No.	Parcel A: 04072630160000 Parcel B: 04072630120000

THE GRANTORS, Dean S. DeBell and Jacqueline F. DeBell, husband and wife, for other good and valuable consideration conveys and warrants to GRANTEE, the DeBell Family LLC, a Washington limited liability company, the following described real estate, situated in Skamania County, State of Washington:

- A. Real property located at 122 Bracken Road, Carson, Washington, Skamania County Tax Parcel No. 04072630160000 and legally described as:

A tract of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 26, Township 4 North, Range 7 E W.M., described as follows:

Beginning at a point 765 feet east of the southwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 26; thence North 190 feet; thence West 120 feet; thence South 190 feet to the South Line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 26; thence East 120 feet along said line to the Point of Beginning.

- B. Real property located at Bracken Road, Carson, Washington, Skamania County Tax

Parcel No. 04072630120000 and legally described as:

Lot 2 of Short Plat recorded in Book 1 of Short Plats page 62, records of Skamania County, Washington.

EXCEPT:

BEGINNING at the Southwest corner of the Northeast quarter of the Southwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in Skamania County, Washington; thence East 367.6 feet; thence North a distance of 163 feet; thence West 300 feet, more or less, to intersection with center line of County Road No. 2270 known and designated as Trout Creek Road; thence in a Southwesterly direction following the center line of said Trout Creek Road to a point due North of the Point of Beginning; and then South to said Point of Beginning.

ALSO EXCEPT:

BEGINNING at a point 367.6 feet East and 163 Feet North of the Southwest corner of the Northeast quarter of the Southwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in Skamania County, Washington; thence North 11° East 283 feet, more or less, to the center of the channel of Trout Creek, in an easterly direction a distance of 250 feet, more or less, to the Keith and Jean A. Moultrie by Deed recorded under Skamania County Auditor Number 712211; thence South 216 feet, more or less, to the Northwest corner of a parcel conveyed by Charles and Sharon Sweiberg; to Dean S. DeBell by Deed recorded under Skamania County Auditor Number 92721; thence Westerly and Southerly in a true straight line to a point that is 15 feet due South of the Point of Beginning; thence North to the Point of Beginning.

TOGETHER WITH: a non-exclusive easement across the Northern 30 feet of said parcel of ingress, egress and utilities, which easement shall serve and benefit grantor and all other property owners of parcels lying Easterly and/or Northerly of the described tract, and their successors in interest.

ALSO TOGETHER WITH: a non-exclusive easement across the Southern 30 feet of said parcel of ingress, egress and utilities, which easement shall serve grantor and all other property owners of parcels lying Easterly and/or Southerly of the described tract, and their successors in interest.

TOGETHER WITH AND SUBJECT TO a permanent access easement allowing grantor and the owner of the "DeBell" tract and their respective successors in interest the right to cross over the described tract for the purpose of recreational use of the portion of Trout Creek that abuts the described tract.

SUBJECT TO: EXCEPTIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND AGREEMENTS OF RECORD.

