

When recorded return to:
Erich Bargar

3501 Evergreen way
Washongal, 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.: 622-170220

Skamania County
Real Estate Excise Tax

37340
AUG 26 2024

PAID \$4,977.50
KSA, Deputy Skamania County Treasurer

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mitchell Dean Patton, a married man as his separate estate
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 Erich Bargar, presumptively subject to the community property
interest of a spouse/registered domestic partner, if any

the following described real estate, situated in the County of Skamania, State of Washington:

DS
EB

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

Abbreviated Legal: (Required if full legal not inserted above.)

PTN Sec 32, T2N, R5E, W.M.

Tax Parcel Number(s): 02053240170000, 2M 8/26/24

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 8/16/24

Mitchell Dean Patton
Mitchell Dean Patton

State of Washington

County of Clark

This record was acknowledged before me on 8/16/24 by Mitchell Dean Patton.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 2-28-25

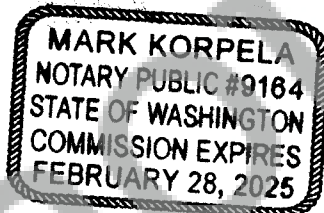


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053240170000 and

PARCEL I: 02-05-32-4-0-1700-00

A parcel of land located in a portion of the Southeast Quarter of the Southeast Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows; Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 32; Thence South 01° 34' 20" West, along the East line the Southeast Quarter of said Southeast Quarter, for a distance of 784.99 feet to the Northeast corner of the "Patton" parcel as described and recorded under Skamania County, Washington, Auditors File Number 2023001535; Thence South 75° 29' 00" West, leaving said East line and along the North line of said "Patton" parcel, for a distance of 527.16 feet to the East line of Lot 4 of the "Lesieur-Vest Short Plat" as recorded under Skamania County, Washington, Auditors File Number 2022001627; Thence North 01° 34' 20" East, leaving said North line and along said East line, for a distance of 935.01 feet to the Northeast corner of said Lot 4; Thence South 87° 59' 00" East, leaving said East line and along the North line of the Southeast Quarter of said Southeast Quarter for a distance of 506.53 feet to the Point of Beginning.

Skamania County Assessor

Date 8-26-24 Parcel# 02053240170000
Lin

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. As disclosed by the assessment and tax roll, the premises herein described have been specially assessed.
Potential taxes, penalties and interest incurred by reason of a change in the use of the herein described property may result.
3. 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 Unnamed Creek.
4. 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.
5. 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 Unnamed Creek.
6. Any right, interest or claim which may exist or arise by reason of the fact that a road, walk, trail, path or other means of access extends over a portion of the subject land and is used by the public for access to and from Unnamed Creek.
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
8. Easements and matters as shown on the Survey recorded in Book 3, Page 431, Skamania County Records.
9. Easement, including the terms and provisions thereof:
For : Right of Way
Recorded : October 22, 2004
As : 2004154912
10. Easement, including the terms and provisions thereof:
For : Ingress, Egress and Utilities
Recorded : March 19, 2015
As : 2015000475

EXHIBIT "B"

Exceptions
(continued)

11. Easement, including the terms and provisions thereof:
Recorded : May 4, 2017
As : 2017000894
12. Easement, including the terms and provisions thereof:
For : Ingress, Egress and Utilities
Recorded : April 22, 2021
As : 2021001411
13. Easement, including the terms and provisions thereof:
For : Right of Way
Recorded : June 10, 2024
As : 2024000703
Affects : Parcel I