

When recorded return to:
Patrick Redinger and Lindsay Duus
261 Monarch Road
Cougar, WA 98616

Filed for record at the request of:



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

Escrow No.: 612895349

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick N. Smith and Victoria R. Smith, as Co-Trustees of The Smith Family Trust
U/A dated March 11, 2020

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys and warrants to Patrick Redinger and Lindsay Duus, 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.)

Lot 3 AMANDA'S HIDEOUT SP AF#2006161768

Tax Parcel Number(s): 07063400021300 *LN 8/29/24*

Subject to:

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

Skamania County
Real Estate Excise Tax
37350
AUG 29 2024

PAID \$8240.00
Skamania County Treasurer
M. W. Bragdon

STATUTORY WARRANTY DEED

(continued)

Dated: August 23, 2024

The Smith Family Trust U/A dated March 11, 2020

BY: Patrick N. Smith
Patrick N. Smith
Co-Trustee

BY: Victoria R. Smith
Victoria R. Smith
Co-Trustee

State of Washington

County of Clark

This record was acknowledged before me on August 23, 2024 by Patrick N. Smith and Victoria R. Smith as Co-Trustee and Co-Trustee, respectively, of The Smith Family Trust U/A dated March 11, 2020.

Eryn Nichole Hibbs
(Signature of notary public)

Notary Public in and for the State of Washington
My appointment expires: 8/19/2028

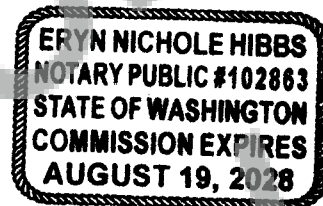


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07063400021300

A tract of land in Section 34, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the AMANDA'S HIDEOUT Short Plat, recorded in Auditor's File No. 2006161768.

Skamania County Assessor

Date: 8-29-24 Parcel# 07063400021300
LM

EXHIBIT "B"

Exceptions

1. Taxes and assessments as they become due and payable.
2. Easement, including the terms and provisions thereof:
For : Transmission Lines
Recorded : February 5, 1952
Book : 34
Page : 165
3. Easement, including the terms and provisions thereof:
Recorded : November 28, 1956
Book : 43
Page : 130
4. Easement, including the terms and provisions thereof:
Recorded : August 19, 1960
Book : 47
Page : 406
5. Easement, including the terms and provisions thereof:
Recorded : November 7, 1960
Book : 48
Page : 77
6. Easement, including the terms and provisions thereof:
Recorded : April 1, 1970
Book : 61
Page : 593
7. Road Use Agreement, including the terms and provisions thereof:
Recorded : December 10, 1984
Book : 6
Page : 982
8. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating 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 : December 5, 2000
Book : 204
Page : 903

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : August 9, 2017
As : 2017001661
9. Easement, including the terms and provisions thereof:
For : Wellhead Protection
Recorded : December 29, 2000
Book : 205
Page : 624
10. Easement, including the terms and provisions thereof:
Recorded : March 30, 2001
Book : 208
Page : 139
11. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SAUER AND SORENSON Short Plat Book 3, Page 378.
See recorded plat for details
12. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the

EXHIBIT "B"

Exceptions
(continued)

recorded plat of AMANDA'S HIDEOUT Short Plat Auditor File No. 2006161768.
See recorded plat for details

13. Easement, including the terms and provisions thereof:
Recorded : April 17, 2017
As : 2017000782
14. Memorandum of Agreement, including the terms and provisions thereof:
Recorded : April 17, 2017
As : 2017000784
15. Easement, including the terms and provisions thereof:
For : Access Easement
Recorded : July 18, 2017
As : 2017001460
16. Agreement, including the terms and provisions thereof:
Regarding : Well Use and Maintenance
Recorded : July 18, 2017
As : 2017001461
17. By-Laws, including the terms and provisions thereof:
For : Swift View Owners Group Bylaws
Recorded : August 9, 2017
As : 2017001660