


When recorded return to:
Michael Brown and Halee Brown
6 Ash Street
Ridgefield, WA 98642

Filed for record at the request of:
 **Fidelity National Title**
COMPANY OF WASHINGTON, INC
655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612895302

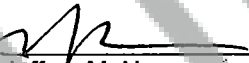
STATUTORY WARRANTY DEED

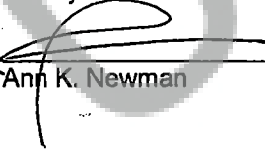
THE GRANTOR(S) Jeffrey M. Newman and Ann K. Newman, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys and warrants to Michael Brown and Halee Brown, a married couple

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

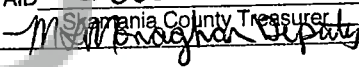
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)
PTN SEC 21, T7N, R5EWM
Tax Parcel Number(s): 07-05-21-0-0-0204-00

Subject to:
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
Dated: 9 sept 2024

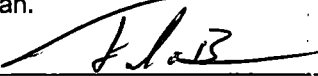

Jeffrey M. Newman


Ann K. Newman

Skamania County
Real Estate Excise Tax
37365
SEP 11 2024

PAID \$ 3650.00

Marion County Treasurer

State of Indiana
County of Hendricks
This record was acknowledged before me on 09-09-2024 by Jeffrey M. Newman and Ann K. Newman.


(Signature of notary public) Felicia O Brown
Notary Public in and for the State of Indiana
My commission expires: 09-15-2028

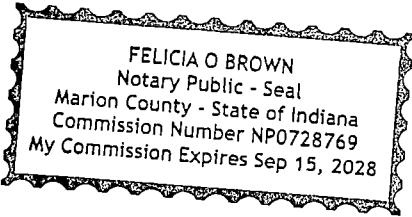


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07-05-21-0-0-0204-00

LOT 5 OF SKAMANIA COUNTY RECORD OF SURVEY FILED FOR RECORD JUNE 20, 2000 AND RECORDED UNDER AUDITOR'S FILE NO. 138413, BOOK 3, PAGE 356, RECORDS OF SKAMANIA

COUNTY, WASHINGTON, ALSO BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER, THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 21, TOWNSHIP 7 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID SECTION 21, NORTH 00°54'09" EAST, 711.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°39'01" EAST, 160.00 FEET; THENCE NORTH 63°42'43" EAST 981.28 FEET TO THE WESTERLY LINE OF THAT PORTION CONVEYED TO PACIFIC POWER AND LIGHT COMPANY IN INSTRUMENT RECORDED IN BOOK 48, PAGE 352; THENCE ALONG SAID WESTERLY LINE, NORTH 49°42'26" WEST 294.66 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 13°36'34" EAST, 526.80 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 42°41'04" EAST 589.14 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 22°11'56" WEST, 340.42 FEET TO THE NORTH LINE OF SAID SECTION 21; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, NORTH 89°42'56" WEST, 415.00 FEET; THENCE SOUTH 17°31'49" WEST, 1773.43 FEET; THENCE SOUTH 79°35'52" WEST, 262.58 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE ALONG SAID WEST LINE, SOUTH 00°54'09" WEST 150.00 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 9/11/24

Parcel# 07052100020400

EXHIBIT "B"
Exceptions

1. Property Taxes as due and payable
2. LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND
3. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY SWIFT COVE HOMEOWNERS ASSOCIATION.
4. RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: June 24, 2029
AUDITOR'S FILE NO.: BOOK W, PAGE 203
RESERVING: COAL AND MINERALS
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PACIFIC POWER & LIGHT COMPANY
PURPOSE: ROAD
AUDITOR'S FILE NO.: BOOK 46, PAGE 477
AREA AFFECTED: SAID PREMISES
6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ROAD MAINTENANCE
RECORDED: November 07, 1960
AUDITOR'S FILE NO.: 57749, BOOK 48, PAGE 95
7. RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: May 18, 1998
AUDITOR'S FILE NO.: 131588, BOOK 177, PAGE 200
8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: GRANT OF EASEMENT
RECORDED: March 29, 2002
AUDITOR'S FILE NO.: 144196, BOOK 222, PAGE 463
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: WELLHEAD PROTECTION
RECORDED: July 22, 2002
AUDITOR'S FILE NO.: 145329, BOOK 226, PAGE 747
AREA AFFECTED: SAID PREMISES
10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: EASEMENT
RECORDED: June 10, 2003
AUDITOR'S FILE NO.: 149016, BOOK 243, PAGE 867
11. MATTERS SET FORTH BY SURVEY:
BOOK/PAGE OF
SURVEYS:
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: June 23, 2005
AUDITOR'S FILE NO.: 2005157768
AREA AFFECTED: SAID PREMISES
13. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
RECORDED: July 27, 2023
AUDITOR'S FILE NO.: 2023001038
14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: FLOOD AND FLOWAGE
RECORDED: June 25, 2015
AUDITOR'S FILE NO.: 2015001252

EXHIBIT "B"

Exceptions
(continued)

AREA AFFECTED: SAID PREMISES

15. RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE SWIFT CREEK RESERVOIR.
16. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE SWIFT CREEK RESERVOIR DUE TO SAID CREEK HAVING CHANGED ITS COURSE.
17. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.