

When recorded return to:

Philippians 413 LLC
38 Vacaville
Irvine, CA 92602

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-306

THE GRANTOR(S)
Donna Smollen Rockwell, a single woman

for and in consideration of
"Paid to Facilitator pursuant to an IRC 1031 Tax Deferred Exchange"

in hand paid, conveys and warrants to
THE GRANTEE(S)
Philippians 413 LLC, a Nevada Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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

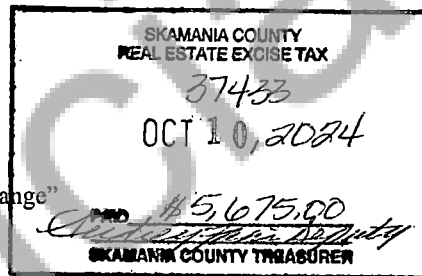
Ptn. Sec 35, T3N, R8E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 10, 11 & 13 OF THE PRELIMINARY TITLE REPORT DATED
SEPTEMBER 12, 2024, FILE NUMBER S-24-306, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-35-2-2-0300-00

Dated: 10.8.24

Donna Smollen Rockwell
Donna Smollen Rockwell



STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 8th day of October, 2024 by Donna
Smollen Rockwell.

EHaddox
Signature

notary
Title

My commission expires: 10/12/25



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 11 Gertz Road, Stevenson, WA 98648

Tax Parcel Number(s): 03-08-35-2-2-0300-00

Property Description:

Beginning at the Northeast corner of Section 34, Township 3 North, Range 8 East of the Willamette Meridian, thence North 89° 30' West along the North line of the said Section 34 a distance of 64.25 feet to the initial point of the tract hereby described; thence in an easterly direction following the North lines of Sections 34 and 35, Township 3 North, Range 8 East of the the Willamette Meridian, a distance of 124 feet; thence South to the Northerly line of State Highway No. 8 as the same existed prior to January 25, 1955; thence North 64° 39' West following the Northerly line of the said State Highway No. 8 to a point due South of the initial point; thence North to the initial point; said tract being the Easterly 124 feet of the Lot 8 of the vacated plat of Home Valley lying Northerly of said State Highway No. 8.

EXCEPT that portion thereof and rights of limited access conveyed to the State of Washington for Primary State Highway No. 8 by Deed dated January 25, 1955, recorded February 18, 1955, Auditor's File No. 48266, Page 288 of Book 39 of Deeds, Records of Skamania County, Washington.

EXCEPT that portion conveyed to Robert W. Barnes, et ux, by instrument recorded in Book 155, Page 717.

Skamania County Assessor

Date 10/10/24 Parcel # 3-8-35-2-2-300