

Skamania County, WA  
Total: \$308.50  
DEED  
Pgs=6

2025-000075

01/15/2025 09:34 AM

Request of: COLUMBIA GORGE TITLE



00020331202500000750060065

When recorded return to:  
Evig RLH & MGM LLC  
PO Box 203  
North Bonneville, WA 98639

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120  
Vancouver, WA 98662-6730

Escrow No.: 622-172746

Skamania County  
Real Estate Excise Tax

37578  
JAN 15 2025

PAID

\$ 1827.45

Skamania County Treasurer  
*[Signature]*

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Marrett Holdings LLC, a Washington limited liability company  
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 Evig RLH & MGM LLC, a Washington limited liability company  
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 19, T2N, R7E W.M.

Tax Parcel Number(s): 02071900031300

*2m 1/15/25*

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 1-8-25

Marrett Holdings LLC

BY: [Signature]  
Jeffrey Marsh  
Member

BY: [Signature]  
Richard Garrett  
Member

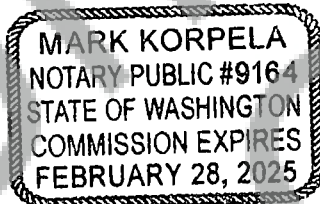
State of Washington

County of Clark

This record was acknowledged before me on 1-8-25 by Jeffrey Marsh and Richard Garrett as Member and Member, respectively, of Marrett Holdings LLC.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of WA  
My appointment expires: 2-28-25



**EXHIBIT "A"**  
Legal Description

Skamania County Assessor

Date 1-15-25 Parcel# 02071900031300  
LM

**For APN/Parcel ID(s): 02071900031300**

A parcel of land located in a portion of Lot 2 of the "Port of Skamania Short Plat", according to the City Plat thereof, recorded in Book 'T' of City Plats at Page 93, Skamania County, Washington, City Plat records;

Beginning at the Northwest corner of said Lot 2, said point is marked with a 1/2" diameter rebar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence South 01° 35' 49" West, along the West line of said Lot 2, for a distance of 814.14 feet to the Southwest corner thereof and the North Right of Way line of State Route 14, said point is marked with 1/2" diameter rebar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence North 58° 34' 36" East, leaving said West line and along the South line of said Lot 2 and said North Right of Way line, for a distance of 341.93 feet to the Southwest corner of the "Stevens" parcel as described and recorded in Book 118, at Page 249, Skamania County, Washington, Auditors Records, said point is marked with a 1/2" diameter rebar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence North 01° 35' 49" East, leaving said South line and said North Right of Way line and along the West line of said "Stevens" parcel, for a distance of 322.30 feet to the Northwest corner thereof, said point is marked with a 1/2" diameter rebar rod with a yellow plastic cap stamped "Glaeser 15024" as set in said "Port of Skamania Short Plat";

Thence South 88° 24' 11" East, leaving said West line and along the North line of said "Stevens" parcel, for a distance of 67.55 feet;

Thence North 01° 36' 04" East, leaving said North line, for a distance of 298.43 feet to the South line of the "City of North Bonneville" parcel as described and recorded in Book 134, at Page 24, Skamania County, Washington, Auditors Records;

Thence South 61° 04' 00" West, along said South line, for a distance of 86.96 feet to the Southwest corner thereof, said point is marked with standard USACE 3-1/4" diameter brass disk set in concrete and stamped "NB 157", as set in "Second Addition To The Plats Of Relocated North Bonneville", as recorded in Book "B" of Plats, at Pages 74 and 79, Skamania County Plat Records;

Thence North 28° 57' 59" West, leaving said South and along the West line of said "City of North Bonneville" parcel, for a distance of 186.37 feet to the Northwest corner thereof, said point bears North 28° 57' 59" West, for a distance of 10.00 feet from a USACE 3-1/4" diameter brass disk set in concrete stamped "NB 158", as set in said "Second Addition To The Plats Of Relocated North Bonneville" and bears South 61° 00' 36" West, for a distance of 25.00 feet from a USACE 3-1/4" diameter brass disk set in concrete and stamped "NB 159", as set in said "Second Addition To The Plats Of North Bonneville";

Thence South 60° 59' 13" West, leaving said West line and along the North line of said Lot 2, for a distance of 214.49 feet to the Point of Beginning.

**EXHIBIT "A"**  
Legal Description  
(continued)

Unofficial  
Copy

**EXHIBIT "B"**  
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:  
For : Right of Way  
Granted to : Northwestern Electric Company  
Recorded : June 12, 1912  
Book : N  
Page : 615  
Affects : This and other property
4. Easement, including the terms and provisions thereof:-  
For : Right of Way  
Granted to : Northwestern Electric Company  
Recorded : August 4, 1913  
Book : O  
Page : 374  
Affects : This and other property
5. Easement, including the terms and provisions thereof:  
For : Right of Way  
Granted to : Northwestern Electric Company  
Recorded : February 20, 1931  
Book : W  
Page : 571  
Affects : This and other property
6. Easement, including the terms and provisions thereof:  
For : Transmission Line  
Granted to : United States of America and its assigns  
Recorded : May 11, 1942  
Book : 29  
Page : 85  
Affects : This and other property
7. Easement, including the terms and provisions thereof:  
For : Transmission Line  
Granted to : United States of America and its assigns  
Recorded : August 11, 1947  
Book : 31  
Page : 461  
Affects : This and other property
8. Easement, including the terms and provisions thereof:

## EXHIBIT "B"

Exceptions  
(continued)

For : Pipeline  
Granted to : Pacific Northwest Pipeline Corporation  
Recorded : February 6, 1956  
Book : 41  
Page : 114  
Affects : This and other property

9. Easement, including the terms and provisions thereof:  
For : Road, pipeline and utility line  
Recorded : October 24, 1980  
Book : 78  
Page : 883  
Affects : this and other property
10. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded plat of PORT OF SKAMANIA Short Plat Book T, Page 93.  
See recorded plat for details
11. Easement, including the terms and provisions thereof:  
For : Ingress, egress and utilities  
Recorded : October 2, 2013  
As : 2013002143  
Affects : This and other property
12. Easement, including the terms and provisions thereof:  
For : Ingress, Egress and Utilities  
Recorded : February 22, 2021  
As : 2021000594  
Affects : This and other property
13. Easement, including the terms and provisions thereof:  
For : Ingress, Egress and Utilities  
Recorded : June 12, 2024  
As : 2024000720  
Affects : This and other property