



00020334202500000770060061

**When recorded return to:**

Maxsonian, 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.: 622-172734

Skamania County

Real Estate Excise Tax

37579

JAN 15 2025

PAID

\$1962.50

Skamania County Treasurer  
M. Maxsonian Deputy**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 Maxsonian, 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): 02071900031200 *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

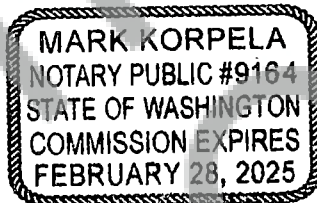
County of Clark

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# 02071900031200  
LM

**For APN/Parcel ID(s): 02071900031200**

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 Northeast 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 South 01° 35' 49" West, along the East line of said "Stevens" parcel, for a distance of 209.02 feet to the Southeast corner thereof and the North Right of Way line of State Route 14, said point bears South 01° 35' 49" West, for a distance of 12.23 feet from 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 56° 30' 10" East, leaving said East line and long the South line of said Lot 2 and said North Right of Way line, for a distance of 269.01 feet to 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 56° 21' 09" East, continuing along said South line and said North Right of Way line, for a distance of 92.96 feet;

Thence North 29° 00' 41" West, leaving said South line and said North Right of Way line, for a distance of 245.12 feet;

Thence North 60° 59' 13" East, parallel with the North line of said Lot 2, for a distance of 344.38 feet;

Thence North 29° 00' 41" West, for a distance of 273.43 feet;

Thence South 60° 59' 13" West, parallel with the North line of said Lot 2, for a distance of 437.02 feet to the East line of the "City of North Bonneville" parcel as described and recorded in Book 134, at Page 24, Skamania County, Washington, Auditor's Records;

Thence South 28° 56' 33" East, along said East line, for a distance of 61.24 feet to the Southeast corner thereof, said point is marked with standard USACE 3-1/4" diameter brass disk set in concrete and stamped "NB 156", as set in "Second Addition To The Plats Of Relocated North Bonneville", as recorded in Book 'B' of Plats, at Pages 74 to 79, Skamania County Plat Records;

Thence South 61° 04' 00" West, leaving said East line and along the South line of said "City of North Bonneville" parcel, for a distance of 93.01 feet;

Thence South 01° 36' 04" West, leaving said South line, for a distance of 298.43 feet to the North line of said "Stevens" parcel;

Thence South 88° 24' 11" East, along the North line, for a distance of 96.75 feet to the Point of Beginning.

## 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