

Skamania County, WA
Total: \$307.50
DEED
Pgs=5

2025-001437

09/10/2025 12:25 PM

Request of: COLUMBIA GORGE TITLE



00022242202500014370050053

AFTER RECORDING RETURN TO:

Mark S. & Sarah A. Chambers
3601 Wind River Rd.
Carson, WA 98610

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Mark S. & Sarah A. Chambers
3601 Wind River Rd.
Carson, WA 98610

Skamania County
Real Estate Excise Tax

37928

SEP 10 2025

\$ 9,185.00

PAID

Skamania County Treasurer

KSA Deputy

STATUTORY WARRANTY DEED

Grantors:

Marya Lise Hammer, as Personal Representative of the Estate of Rebecca Lynn Lamb, deceased, pursuant to Spokane County Superior Court Case No. 24-4-02468-32, and Leslie Carol Nix, a married woman as her separate estate, in equal shares as tenants in common

Grantees:

Mark S. & Sarah A. Chambers, husband and wife

Tax Parcel No.:

03 08 07 00 060300

Abb. Legal:

Ptm. Sec 7, T3N, R8E W.M.

Legal Description:

PARCEL 4 OF Survey recorded May 29, 1998 in Book 3 of Surveys at Pages 279-80, of the County Auditor's records, in the County of Skamania, State of Washington more specifically described as follows:

Beginning at the 'common corner' which is a point lying S 01-21-14 E, 3745.12 feet and S 89-23-44 E, 133.03 feet from the North ¼ corner of Section 7, Township 3 North, Range 8 East, W.M., in the County of Skamania and the State of Washington and which is marked by an iron rod with aluminum cap; thence N 89-55-38 E, 947.43 feet along a common line with Parcel 1 to a point (hereinafter called Point "B") marked by an iron rod; thence S 40-00-00 E, 165.67 feet to a point in the centerline of ACKER ROAD [private]; thence Northeasterly along said centerline to a point

lying N 51-36-58 E, 848.25 feet from said last call and the most northerly corner of this parcel description; thence S 43-00-34 E, 227.59 feet to the centerline of WIND RIVER and the most easterly corner of this parcel description; thence Southwesterly along said centerline to a point on the east line of Government Lot 6 which lies S 29-21-26 W, 1578.18 feet from said easterly corner; thence S 00-57-51 W, 93.41 feet along said line to the 1/16 corner on the south line of said Section 7; thence S 75-57-10 W, 453.10 feet to a point; thence N 14-44-47 W, 106.75 feet to a point in the centerline of DETOUR ROAD [private]; thence N 68-55-11 W, 157.9 feet along said centerline to a point; thence N 58-33-20 W, 367.56 feet along said centerline to an intersection with the centerline of said ACKER ROAD; thence Easterly along the centerline thereof to a point lying N 78-10-02 E, 363.84 feet from said last call (from which an iron rod bears S 29-52-20 E, 5.94 feet); thence N 29-52-26 W, 1058.59 feet along the line common with Parcel 3 to the point of beginning; TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for access and utility purposes over, under and across said ACKER ROAD from Point "A" as follows, to wit: N 03-26-46 E, 40.40 feet; thence N 22-26-21 E, 62.71 feet; thence N 27-08-27 E, 12.91 feet to the Southwesterly right of way of WIND RIVER HIGHWAY, and there terminating; ALSO TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for access and utility purposes over, under and across NINA LANE (private road) from Point "A" ALSO SUBJECT TO an easement of 10 feet in width along an existing waterline for the purposes of maintenance, repair and replacement thereof, the centerline of which is described as: beginning at said Point "B", thence S 40-50 W, 311.58 feet to the center of a spring pump house; ALSO SUBJECT TO a protective easement about said spring being circular in shape and having a radius of 50 feet from the center of said pump house; ALSO TOGETHER WITH AND SUBJECT TO an easement over said ACKER ROAD for ingress and egress to this parcel and also the common picnic area.

Skamania County Assessor

Containing 35.05 acres, more or less.

Date 9-10-25 Parcel# 3-8-7-603

Consideration:

Six Hundred Thousand and NO Dollars (\$600,000.00)

Conveyance of Grantor's

Interest:

For the above-mentioned consideration, Grantors, hereby warrant, sell and convey, all of Grantors' right, title, and interest in the Described Property to Grantees, together with the improvements thereon, subject to liens, encumbrances, easements, restrictions and reservations of record, and together with all after-acquired title of the Grantors.

Property Restrictions:

For the principal purpose of preserving the natural forest landscape and ecological integrity of the Property, Grantees (i) will not build or establish any new structure(s), or substantially alter any existing structure(s) or infrastructure (i.e. roadway), located within that portion of the Property from and including thirty feet (30') north of the northern line of the sixty foot (60') access and utility easement referred to as Acker Road (the "Buffer Area") as shown on the Survey recorded May 5, 1998 in Book 3 of Surveys at Pages 277-278, in the Skamania County, Washington records (the "1998 Survey") a copy of which is attached as Exhibit A to this Statutory Warranty Deed) to the south property line of the Property; and (ii) will not log or remove any trees or brush within that portion of the Property from Buffer Area to the south

property line of the Property, EXCEPT as necessary for minor road grading or minor tree thinning and brush clearing, per the advice of a licensed forester, and as required for to maintain Acker Road and/or Old Detour Road are allowed for necessary maintenance and repairs to Acker Road and/or Old Detour Road. Notwithstanding the foregoing, Grantees may construct a single access for vehicles and utilities from the Acker Road access and utility easement, north, through the Buffer Area for the purpose of accessing that portion of the Property north of the Buffer Area. There are no development restrictions imposed on that portion of the Property north of the Buffer Area, nor to Skamania County tax parcel no. 030807000600000, directly north of the Property, which is currently owned by Buyer and is identified as Parcel 1 on the attached Exhibit A. The deed restriction shall run with and bind title to the Property and Grantees shall incorporate the restriction in any conveyance or leasehold estate of all or any portion of the Property.

Water Rights: To the extent, there are irrigation or other water rights applicable to the Property, Seller conveys and releases all such water rights to Buyer at Closing. Seller makes no warranties or representations as to the existence of any water rights.

Dated this 5 day of September, 2025.

GRANTOR:

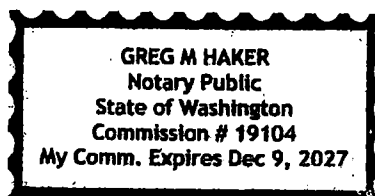
By: Marya Lise Hammer

Marya Lise Hammer, as Personal Representative of the Estate of Rebecca Lynn Lamb, deceased, pursuant to Spokane County Superior Court Case No. 24-4-02468-32

STATE OF WA)
) ss.
COUNTY OF Spokane)

On this day personally appeared before me Marya Lise Hammer, as Personal Representative of the Estate of Rebecca Lynn Lamb, deceased, pursuant to Spokane County Superior Court Case No. 24-4-02468-32, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 9.5.2025



[Signature]
Notary Public
Print Name: Greg M. Haker
My Commission Expires: 12.9.2027

[Second Grantor's Signature on Next Page]

GRANTOR:

By: Leslie Carol Nix 9-9-2025

Leslie Carol Nix

STATE OF Washington)
) ss.
COUNTY OF Skamania)

On this day personally appeared before me Leslie Carol Nix, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 09/09/25



E N Haddox

Notary Public

Print Name: E N Haddox

My Commission Expires: 10/12/25

