



When recorded return to:  
13 Four Peaks, LLC, a Washington limited liability  
company  
4815 NE 238th Avenue  
Vancouver, WA 98682

Filed for record at the request of:



655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612902809

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas M. Grose and Doreen M. Grose, 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 13 Four Peaks, LLC, a Washington limited liability company

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

Lot 13, 4-Peaks Subdivision, according to the Plat thereof, recorded in Book 'B' of Plats, Page 60,  
in the County of Skamania, State of Washington

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

Tax Parcel Number(s): 07060820130000 10-27-25  
2m

Subject to:

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

Dated: October 22, 2025

Skamania County Assessor

Date 10-27-25 Parcel# 07060820130000

Thomas M. Grose  
  
Doreen M. Grose

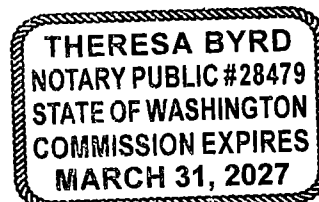
Skamania County  
Real Estate Excise Tax  
37993  
OCT 27 2025

PAID \$3920.00  
Skamania County Treasurer

State of Washington  
County of Cowlitz

This record was acknowledged before me on 10/22/2025 by Thomas M. Grose  
and Doreen M. Grose

(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 3/31/2027



**EXHIBIT "A"**  
Exceptions

1. The interests, rights and privileges of both the United States and Burlington Northern Railroad Company,  
as set forth in that certain Easement, including the terms and provisions thereof:  
Recorded : January 13, 1982  
Book : 80  
Page : 972
2. Reservations of Rights of Way for Ditches or Canals, as reserved in Patent, including the terms and provisions thereof:  
Recorded : October 30, 1984  
Book : 84  
Page : 53
3. Declaration of Covenants, including the terms and provisions thereof:  
Recorded : May 19, 1987  
Book : 105  
Page : 325
4. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the  
recorded plat of 4 PEAKS SUBDIVISION, Book B, Page 60.  
See recorded plat for details
5. Easement Deed and Agreement, including the terms and provisions thereof:  
Recorded : November 23, 2004  
As : 2004155367
6. Easement Deed and Agreement, including the terms and provisions thereof:  
Recorded : November 29, 2004  
As : 2004155382
7. Easement, including the terms and provisions thereof:  
Granted to : Spirit Lake Relocation Association, a Washington nonprofit corporation  
Recorded : September 26, 2016  
As : 2016001986
8. Easement and Maintenance Agreement, including the terms and provisions thereof:  
Granted to : Spirit Lake Relocation Association, a Washington nonprofit corporation  
Recorded : November 24, 2020  
As : 2020003318