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Total Pages: 3 Rec Fee: \$105.50
eRecorded in Clark County, WA 06/19/2020 02:30 PM
CHICAGO TITLE FISHERS LANDING
SIMPLIFILE LC E-RECORDING

When recorded return to:

Equity Trust Company Custodian FBO Charles
William Wert III IRA
2620 NE 219th Street
Ridgefield, WA 98642

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1499 SE Tech Center Pl, Suite 100
Vancouver, WA 98683

Escrow No.: 622-128062

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodney R. Peterson, as his separate estate

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 Equity Trust Company Custodian FBO Charles William Wert III IRA

CW

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

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

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

Tax Lot 153 and ptn of Tax Lot 8, Section 33, Township 5 North, Range 1 East

Tax Parcel Number(s): 258768000, ptn of 258631000

Subject to:

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

Dated: June 18, 2020

Rodney R. Peterson

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Rodney R. Peterson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/18/2020

Cindy M. Schaffner
Notary Public in and for the State of Washington
Residing at: Camas, WA
My appointment expires: May 29, 2023

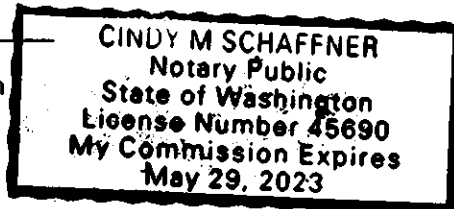


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 258768000 and ptn of 258631000

A parcel of land located in a portion of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, more particularly described as follows;

COMMENCING at a 1-inch iron bar marking the Southwest corner of the Southeast quarter of said Section 33, as shown in Book 54 of Surveys, Page 16, Clark County Auditor's Records;

Thence South 88°17'53" East, along the South line of the Southeast quarter of Section 33, for a distance of 1317.39 feet, to a 5/8" rebar monument per Survey 54-016, marking the Southwest corner of the Southeast quarter of the Southeast quarter of Section 33;

Thence leaving said South line, North 02°00'14" East, along the West line of the Southeast quarter of the Southeast quarter of said Section 33, said West line being the East line of "Riverside Estates Subdivision Phase 1" as recorded in Book 312 of Subdivisions at Page 044, for a distance of 286.68 feet;

Thence leaving said West line, South 87°59'46" East, for a distance of 167.74 feet;

Thence North 45°23'53" East, for a distance of 221.87 feet, to the TRUE POINT OF BEGINNING;

Thence South 59°03'05" East, for a distance of 198.84 feet, to a point on the West line of the "Hartman Parcel" as described under Clark County Auditor's File Number 5353794, recorded December 05, 2016;

Thence North 02°19'04" East, along said West line, for a distance of 38.67 feet to an angle point;

Thence North 53°54'59" East, along the North line of said "Hartman Parcel", for a distance of 102.45 feet, to the South right-of-way line of Northwest Pacific Highway;

Thence North 43°28'56" West, along said South right-of-way, for a distance of 15.05 feet, to Station 901+00;

Thence North 46°31'04" East, along said South right-of-way, for a distance of 20.00 feet;

Thence North 43°28'56" West, along said South right-of-way, for a distance of 211.54 feet;

Thence leaving said South right-of-way, South 32°58'39" West, for a distance of 208.48 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.

2. Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: May 8, 2020
Recording No.: 5731392

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON

Purpose: Transmission of electric energy, including communication facilities
Recording Date: June 2, 1949
Recording No.: G24957

Unofficial Copy