

Doc # 2006162335
Page 1 of 6
Date: 07/18/2006 02:32P
Filed by: STAN ANDERSEN
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$37.00

Return Address:

STANLEY
ANDERSEN
251 SPRAGUE
LANDING RA
STEVENSON
WA
98648

Document Title(s) or transactions contained herein:

Statutory Warranty Deed

REAL ESTATE EXCISE TAX

26137

JUL 18 2006

GRANTOR(S) (Last name, first name, middle initial)

Andersen Stanley W.
Andersen Catherine

PAID EXEMPT
Mickey Johnson Deputy
SKAMANIA COUNTY TREASURER

☐ Additional names on page of document.

GRANTEE(S) (Last name, first name, middle initial)

Stanley W. Andersen Trustee, or Successor in trust,
under the Stanley W. Andersen Revocable Living
Trust, dated 7th day of December 2005, and any
amendments thereto

☐ Additional names on page of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Sect. 20, T 3 N, R 9 E

☒ Complete legal on page 1 of document.

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03-08-20-1-4-0500-00

☐ Property Tax Parcel ID is not yet assigned

☒ Additional parcel numbers on page 1 of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

~~AFTER RECORDING RETURN TO:
BRADLEY W. ANDERSEN
SCHWABE, WILLIAMSON & WUYATT
700 WASHINGTON STREET, SUITE 701
VANCOUVER, WA 98660~~

SWA

*STANLEY W. ANDERSEN
251 SPRAGUE Ldg ROAD
STEVENSON, WA 98648*

STATUTORY WARRANTY DEED

THE GRANTORS, STANLEY W. ANDERSEN and CATHERINE ANDERSEN, husband and wife, for and in consideration of a transfer to STANLEY W. ANDERSEN'S Trust, conveys and warrants to STANLEY W. ANDERSEN, TRUSTEE, OR SUCCESSOR IN TRUST, UNDER THE STANLEY W. ANDERSEN REVOCABLE LIVING TRUST, DATED THE 7TH DAY OF DECEMBER, 2005, AND ANY AMENDMENTS THERETO, Grantee, the following described real estate, situated in the County of Skamania, State of Washington, including any after acquired title:

PARCEL 1

Beginning at a point 688 feet North of the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington; thence East 437.5 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Ruben F. Grant and Evelyn Grant, husband and wife, by Deed dated December 15, 1948, and recorded at Page 259 of Book 32 of Deeds, Records of Skamania County, Washington; thence South 340 feet; thence West 437.5 feet to intersection with the West line of the Northeast Quarter of the Southeast Quarter of said Section 20; thence North 340 feet to the Point of Beginning; EXCEPT easements and rights of way for County Road No. 2135 designated as the Wind River Road.

ALSO EXCEPT that portion of land deeded to Carl and Julie

Andersen per Skamania County Auditor's Records, Book 177, Page 933, dated 9/4/97, otherwise described as the South 140 ft. of the legal above.

7-18-06
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Tax Parcel Account Number: 03-08-20-1-4-0500-0.

PARCEL 2

A tract of land in the Southeast Quarter of the Northeast Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the RUBY SOOTER SHORT PLAT, recorded in Book 3 Of Short Plats, Page 113, Skamania County Records.

Tax Parcel Account Number: 03-10-22-4-1-0201-00.

7-18-06
JHM

PARCEL 3

Lots 1, 2, 3 and 4 of the WILDROSE SHORT PLAT, Book 3, Page 364, Skamania County Records.

Tax Parcel Numbers: 03-08-17-3-0-2501-00; 03-08-17-3-0-2502-00; 03-08-17-3-0-2503-00; and 03-08-17-3-0-2504-00.

7-18-06
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PARCEL 4

See legal description on attached Exhibit "A".

Tax Parcel Number: 03-08-29-0-0-2004-00.

7-18-06
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PARCEL 5

See legal description on attached Exhibit "B".

Tax Parcel Number: 03-08-29-0-0-2000-00.

7-18-06
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PARCEL 6

Lots 1 and 2 of the PATRICIA ANDERSEN SHORT PLAT, Book 3, Page 143, Skamania County Records.

7-18-06
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Tax Parcel Numbers: 03-08-29-0-0-2001-00; 03-08-29-0-0-2002-00.

EXHIBIT "A"

Beginning at the southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, W.M., County of Skamania, State of Washington; thence South 89°02'16" East along the south line of the said Government Lot 1, a distance of 301.16 feet to the True Point Of Beginning;

Thence continuing South 89°02'16" East along said south line of Government Lot 1, a distance of 30.00 feet;

Thence North 40°13'13" East, a distance of 154.47 feet;

Thence North 11°08'43" West, a distance of 200.00 feet to the south line of the Burlington Northern Santa Fe Railway right of way;

Thence along said right of way line South 79°28'04" West, a distance of 151.83 feet;

Thence continuing along said right of way, along a curve concave to the south having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North 75°55'21" East and a distance of 88.29 feet;

Thence South 11°08'43" East, a distance of 200.00 feet;

Thence South 57°01'54" East, a distance of 125.35 feet, more or less, to the south line of said Government Lot 1 and the True Point of Beginning.

Containing 1.4 acres, more or less.

Tax Parcel Number: 03-08-29-0-0-2004-00.

Gary H. Martin, Skamania County Assessor

Date 7-18-06 Parcel # SEE #15 ABOVE
SPM

EXHIBIT "B"

All that part of Government Lot 1 of Section 29, Township 3 North, Range 8 East, W.M., County of Skamania, State of Washington;

AND a tract of land in Section 32, Township 3 North, Range 8 East of the Willamette Meridian, in the county of Skamania, State of Washington, described as follows:

Beginning at a point 20 chains East of the corner common to Section 29, 30, 31 and 32 of Township 3 North, Range 8 East; thence East on a true line 8 chains and 50 links; thence South to the meander line of the Columbia River; thence Westerly with the meander line of the Columbia River to a point directly South of the point of beginning; thence North to the point of beginning;

EXCEPT Lots 1, 2 and 3 of the Patricia Anderson Short Plat recorded in Book 3, Page 143 of Skamania County Plats;

ALSO EXCEPTING The Burlington Northern Santa Fe Railway right of way;

ALSO EXCEPTING The following described tract of land:

Beginning at the southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, W.M., County of Skamania, State of Washington; thence South $89^{\circ}02'16''$ East along the south line of the said Government Lot 1, a distance of 301.16 feet to the True Point Of Beginning;

Thence continuing South $89^{\circ}02'16''$ East along said south line of Government Lot 1, a distance of 30.00 feet;

Thence North $40^{\circ}13'13''$ East, a distance of 154.47 feet;

Thence North $11^{\circ}08'43''$ West, a distance of 200.00 feet to the south line of the Burlington Northern Santa Fe Railway right of way;

Thence along said right of way line South $79^{\circ}28'04''$ West, a distance of 151.83 feet;

Thence continuing along said right of way, along a curve concave to the south having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North $75^{\circ}55'21''$ East and a distance of 88.29 feet;

Thence South $11^{\circ}08'43''$ East, a distance of 200.00 feet;

Thence South $57^{\circ}01'54''$ East, a distance of 125.35 feet, more or less, to the south line of said Government Lot 1 and the True Point of Beginning.

Described parcel contains 20.04 acres, more or less.

Tax Parcel Number: 03-08-29-0-0-2000-00

7-18-06
JFM

Dated this 18th day of July, 2006.

Stanley W. Andersen
STANLEY W. ANDERSEN

Catherine Andersen
CATHERINE ANDERSEN

STATE OF WASHINGTON)

County of Skamania)

) ss.

On this 18th day of July, 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared STANLEY W. ANDERSEN and CATHERINE ANDERSEN, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Peggy B. Lowry
Peggy B. Lowry
Notary Public for the State of Washington
My Commission Expires: 2/23/07