

Return Address:
Title Source
662 Woodward Avenue
Detroit, MI 48226

2

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Quitclaim Deed
2.
3.
4.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

1. GERALD SAUER
2. MARY SAUER

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. THREE RIVERS RECREATIONAL AREA-SAUER, LLC
2.

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Adjusted Lot 4, Of Sauer Short Plat

Additional legal is on page 1 of document.

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned

07 06 24 00 0200 00

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 provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Luatalo Sanifu, Agent Signature of Requesting Party

Prepared by:

Nicholas Power, Esq. - WSBA # 45974, 540 Guard Street, Suite 150, Friday Harbor, WA 98250
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Title Source, 662 Woodward Avenue, Detroit, MI 48226

QUITCLAIM DEED

GERALD SAUER and MARY SAUER, husband and wife, whose mailing address is 26300 NE 16th Street, Camas, WA 98607,

for and in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid, conveys and quit claims to

THREE RIVERS RECREATIONAL AREA-SAUER, LLC, a WA Limited Liability Company, whose mailing address is 26300 NE 16th Street, Camas, WA 98607, the following described real estate, situated in the County of Skamania, State of Washington

together with all after acquired title of the grantor(s) herein:

A tract of land located in a portion of Lot 4 of the Sauer Short Plat according to the plat thereof, recorded in Auditor's File No. 2005160078, records of Skamania County, Washington, in the Southwest Quarter of Section 24 and in a portion of Lot 3 of the Two Rivers Short Plat, according to the plat thereof, recorded in Auditor's File No. 2006161514, records of Skamania County, Washington, in the Southeast Quarter of Section 24, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at the northwest corner of said Southwest Quarter of Section 24; Skamania County Assessor

Date 8-26-14 Parcel# 07-06-24-0-0-0200-00

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 35066**

THENCE South 51°56'08" East for a distance of 1659.10 feet to the northwest corner of the Fortin Short Plat, according to the plat thereof, recorded in Auditor's File No. 2006161036, records of Skamania County, Washington;

THENCE South 89°01'27" East, along the North line of said Fortin Short Plat for a distance of 711.00 feet to the northwest corner of Lot 4 of the Sauer Short Plat, according to the plat thereof, recorded in Auditor's File No. 2005160078, records of Skamania County, Washington, said point being the true point of BEGINNING;

THENCE South 89°01'27" East, along the North line of said Sauer Short Plat, for a distance of 617.25 feet to the northeast corner of said Sauer Short Plat;

THENCE South 01°08'44" West, along the East line of said Sauer Short Plat, for a distance of 330.04 feet;

THENCE South 01°23'17" West, for a distance of 692.73 feet;

THENCE South 88°36'43" East, for a distance of 30.00 feet;

THENCE South 01°23'17" West, for a distance of 45.00 feet;

THENCE South 65°00'00" West, for a distance of 33.49 feet;

THENCE South 01°23'17" West, for a distance of 382.11 feet;

THENCE South 81°40'00" East, for a distance of 131.52 feet to a point on the ordinary high water line of the muddy river;

THENCE along said ordinary high water line of the muddy river the following courses:

North 53°38'12" East, for a distance of 28.57 feet;

THENCE North 41°43'29" East, for a distance of 83.01 feet;

THENCE North 43°18'33" East, for a distance of 123.26 feet;

THENCE North 37°21'01" East, for a distance of 104.41 feet;

THENCE North 42°21'16" East, for a distance of 121.26 feet;

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THENCE North 43°57'52" East, for a distance of 52.45 feet, to a point on the westerly line of Lot 2 of Two Rivers Short Plat, according to the plat thereof, recorded in Auditor's File No. 2006161514, records of Skamania County, Washington;

THENCE leaving said ordinary high water line, South 38°19'50" East, for a distance of 113.90 feet, to a point on the centerline of said muddy river;

THENCE North 41°54'50" East, along said centerline for a distance of 250.00 feet;

THENCE leaving said centerline, South 83°52'20" East, for a distance of 809.45 feet to a point on the ordinary high water line of the North Fork of the Lewis River;

THENCE along said ordinary high water line of the North Fork of the Lewis River the following courses:

South 12°00'00" West, for a distance of 88.00 feet;

THENCE South 18°00'00" West, for a distance of 56.00 feet;

THENCE South 26°00'00" West, for a distance of 60.00 feet;

THENCE South 32°00'00" West, for a distance of 70.00 feet;

THENCE South 43°00'00" West, for a distance of 65.00 feet;

THENCE South 32°00'00" West, for a distance of 82.00 feet;

THENCE South 28°00'00" West, for a distance of 99.00 feet;

THENCE South 45°00'00" West, for a distance of 72.00 feet;

THENCE South 65°00'00" West, for a distance of 44.00 feet;

THENCE North 81°40'00" West, for a distance of 170.00 feet;

THENCE South 89°00'00" West, for a distance of 130.00 feet;

THENCE North 87°00'00" West, for a distance of 95.00 feet;

THENCE South 89°00'00" West, for a distance of 125.00 feet;

THENCE North 83°00'00" West, for a distance of 235.00 feet;

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THENCE leaving said ordinary high water line of the North Fork of The Lewis River, North 84°50'00" West, for a distance of 380.00 feet to a point on the ordinary high water line of the muddy river;

THENCE along said ordinary high water line of the muddy river the following courses:

North 81°40'00" West, for a distance of 98.01 feet;

THENCE South 90°00'00" West, for a distance of 74.00 feet;

THENCE South 87°30'00" West, for a distance of 86.00 feet;

THENCE North 89°50'00" West, for a distance of 73.00 feet;

THENCE North 77°40'00" West, for a distance of 45.47 feet to the southwest corner of said Lot 4 of the Sauer Short Plat;

THENCE North 01°18'16" East, for a distance of 610.54 feet;

THENCE South 75°57'00" East, for a distance of 118.80 feet;

THENCE North 10°08'35" East, for a distance of 300.00 feet to a point on the centerline of Loowit Lane;

THENCE along the centerline of said Loowit Lane North 81°00'00" West, for a distance of 125.00 feet;

THENCE along the arc of a 179.75 foot radius, tangent curve to the right, for an arc distance of 160.00 feet, through a central angle of 51°00'00", the radius of which bears North 09°00'00" East, the long chord of which bears North 55°30'00" West for a chord distance of 154.77 feet;

THENCE North 30°00'00" West, for a distance of 180.00 feet;

THENCE along the arc of a 213.95 foot radius, tangent curve to the left, for an arc distance of 156.99 feet, through a central angle of 42°02'31", the radius of which bears South 60°00'00" West, the long chord of which bears North 51°01'5" West for a chord distance of 153.49 feet, to a point on the West line of said Sauer Short Plat;

THENCE along said West line North 01°18'16" East, for a distance of 286.50 feet to the true point of BEGINNING.

Being the same property conveyed to the Grantor herein by deed recorded in Deed Document Number 2014001421, in the Office of the Skamania County Recorder, State of Washington.

Prepared by Deeds on Demand, PC

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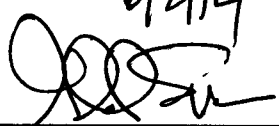
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 35066**

Abbreviated Legal: Adjusted Lot 4, Of Sauer Short Plat

Property Address: 91 Eagle View Lane, Cougar, WA 98616

Tax Parcel Number(s): 07 06 24 00 0200 00

Dated:

6/2/14

 GERALD SAUER

3/4/14

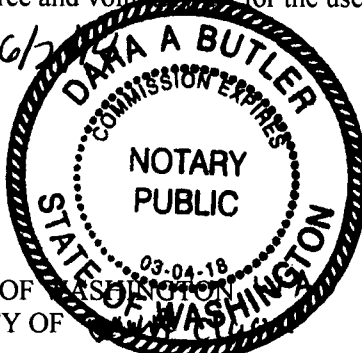
 MARY SAUER

STATE OF WASHINGTON
 COUNTY OF Clark

ss:

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

Dated:

6/2/14


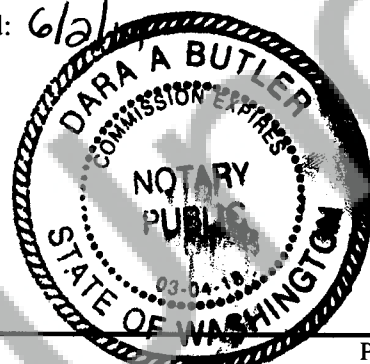
Dara A. Butler
 Notary name printed or typed:
 Notary Public in and for the State of WA
 Residing at Camas
 My appointment expires: 3-4-18

STATE OF WASHINGTON
 COUNTY OF Clark

ss:

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

Dated:

6/2/14


Dara A. Butler
 Notary name printed or typed:
 Notary Public in and for the State of WA
 Residing at Camas
 My appointment expires: 3-4-18

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