

WHEN RECORDED MAIL TO:

Carl Lehman
182 Laurel Lane S
Washougal, WA 98671

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31387
JUL 23 2015

PAID *Exempt*
Robert J. Waymire
SKAMANIA COUNTY TREASURER

Space Above for Recording Information Only

GIFTWARRANTY DEED

THE GRANTORS, CARL E. LEHMAN and ANNA E. LEHMAN, husband and wife, convey and warrant for love and affection to GRANTEE, CARL E. LEHMAN, a married person as his separate property, all of their interest in the following described real property situated in County of Skamania, State of Washington.

A portion of Lots 2, 3, 4, 5, 6, 52, and 53 of "Washougal Riverside Tracts" according to the Plat thereof recorded in Book "A" of Plats, Page 80, Records of the Skamania County Auditor, in a portion of the Southeast quarter of the Southeast quarter of Section 31 and the Southwest quarter of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, as shown on that Record of Survey by Hagedorn, Inc. recorded under Auditor's File No. 2006161409 and described as follows:

See attached Exhibit A for full legal description.

Assessor's Parcel No.: 02053230260 000

The liability and obligations of Grantors to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED this 23 day of June, 2015.

Carl E. Lehman
CARL E. LEHMAN, Grantor
Carl E. Lehman
CARL E. LEHMAN, as attorney-in-fact
for ANNA E. LEHMAN, Grantor

This gift is hereby accepted this 23 day of June, 2015.

Carl E. Lehman
CARL E. LEHMAN

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that CARL E. LEHMAN is the person who appeared before me, and said person acknowledged that he signed this instrument for himself and on oath stated that he was authorized to execute the instrument in his capacity as the Attorney-in-Fact of ANNA E. LEHMAN. He acknowledged it to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that ANNA E. LEHMAN is now living.

DATED: June 23, 2015

Susan M. Schrantz
Notary Public in and for the State of Washington,
residing at Clark County.
My appointment expires: 2-1-2019

6/22/2015 2:47 PM



EXHIBIT A

Real property commonly known as 182 Laurel Lane South, Skamania County, City of Washougal, State of Washington, and legally described as follows:

A portion of Lots 2, 3, 4, 5, 6, 52, and 53 of "Washougal Riverside Tracts" according to the Plat thereof recorded in Book "A" of Plats, Page 80, Records of the Skamania County Auditor, in a portion of the Southeast quarter of the Southeast quarter of Section 31 and the Southwest quarter of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, as shown on that Record of Survey by Hagedorn, Inc. recorded under Auditor's File No. 2006161409 and described as follows:

BEGINNING at a Skamania County iron pipe with brass cap marking the Initial Point of "Washougal Riverside Tracts" as shown on said Record of Survey (ROS) 2006161409, thence South 89° 20' 00" East along the South line of Lots 1, 2, 3, 4, and 5 of "Washougal Riverside Tracts", 345.84 feet;

THENCE North 0° 40' 00" East, perpendicular to said South line, 50.01 feet to a 5/8 inch iron rod set in said ROS at the Southeast corner of the "Lehman tract" and the West line of Laurel Lane and the TRUE POINT OF BEGINNING;

THENCE leaving said right-of-way line, North 89° 20' 00" West, 118.27 feet to a 5/8 inch iron rod;

THENCE North 42° 27' 00" West, 332.41 feet to a 5/8 inch iron rod (ROS 2006160614) at the Northwest corner of that tract described under Auditor's File No. 2006163117;

THENCE North 48° 04' 00" East, 313.00 feet to a 5/8 inch iron rod (ROS 2006160614) at the Northeast corner of said tract described under Auditor's File No. 2006163117;

THENCE South 42° 27' 00" East, 275.87 feet to a point on the Westerly right-of-way line of Laurel Lane (said point originally being on the North right-of-way line of Washougal Riverside Tracts Road;

THENCE following said Westerly right-of-way line, South 89° 48' 00" West, 25.76 feet to a point on the Northerly extension of the West line of Lot 6 of "Washougal Riverside Tracts";

THENCE South 0° 00' 00" East, 40.00 feet to the Northwest corner of said Lot 6;

THENCE North 89° 48' 00" East, along the North line of Lot 6, 31.78 feet to a 5/8 inch iron rod (ROS 2006161409);

THENCE continuing along said right-of-way line, South 52° 11' 00" West, 55.33 feet;

THENCE along the arc of a 139.40 foot radius curve to the left, through a central angle of 70° 36' 00", an arc distance of 171.77 feet;

THENCE South 18° 25' 00" East, 25.50 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of Record.

EXCEPT Public Roads.

Skamania County Assessor
Date 7-22-15 Parcel# 2-5-32-3-2600
