

Return Document to:

Bernice Lauretta Johnson
258 Bridgeview Drive
San Francisco, CA 94124

Grant Deed

GRANT DEED, made this 2nd day of May, 2016 by and between

Eva Delores Bowers
181 Cathmar Park Lane
Washougal, WA 98671

("GRANTOR(S)") and

"Bernice Lauretta Johnson, 258 Bridgeview Drive, San Francisco, CA 94124, A Married Woman as Her Sole and Separate property" Defined as a married woman who wishes to acquire title in her name alone

("GRANTEE(S)"),

THE GRANTOR(S), for and in consideration of: Love and Affection

the receipt and sufficiency of which is hereby acknowledged and received, does hereby remise, release and grant unto the GRANTEE(S) and his/her heirs and assigns, the following premises located in the County of Skamania State of Washington, legally described as follows:

Parcel # 02053420040800 *JM 5/2/16*

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

DOR Code: 91-Undeveloped-Land

31803
MAY 02 2016

Situs: Cathmar Park Lane

PAID *Exempt*
Judie Anna Deputy
SKAMANIA COUNTY TREASURER

Map Number: -R2-U

Description: IOP 2-534-2-407, Res Acre 2.0000

Also known as street and number:
Cathmar Park Lane

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature Eva D. Bowers
Print Name Eva Delores Bowers
Capacity _____

Signature _____
Print Name Bernice Lauretta Johnson
Capacity _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

STATE OF Washington

COUNTY OF Skamania)

On 5/2/16, personally appeared before me Eva D. Bowers

to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 2nd day of May 2016

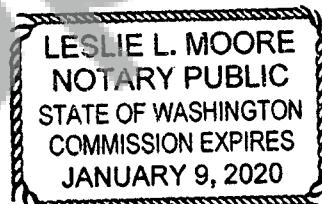
Witness my hand and seal

Signature Leslie L. Moore

Print Name Leslie L. Moore

Residing at Carson, WA

My Commission Expires 1-9-2020



This Document prepared by:

Bernice Lauretta Johnson

258 Bridgeview Drive

San Francisco, CA 94124

(559) 202-9901

GRANT DEED EXHIBIT A

Property Legal Description

Legal Description:

Unofficial
Copy

3426589



EXHIBIT A

BOOK 221 PAGE 157

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, AS FOLLOWS:

PARCEL I

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 00° 40' 49" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, 454.74 FEET; THENCE SOUTH 77° 12' 20" WEST 51.40 FEET TO A POINT ON THE SOUTH EDGE OF A 60 FOOT WIDE DRIVEWAY; THENCE CONTINUING SOUTH 77° 12' 20" WEST 14.78 FEET; THENCE AROUND THE OUTSIDE OF A 45 FOOT CUL-DE-SAC 107.47 FEET WHICH IS TO THE LEFT OF THE CORD WHICH BEARS NORTH 85° 34' 01" WEST 384.11 FEET; THENCE NORTH 14° 59' 20" EAST 289.49 FEET; THENCE SOUTH 71° 29' 46" EAST 723.93 FEET TO THE WEST EDGE OF A 30 FOOT DRIVEWAY; THENCE SOUTH 08° 31' 03" EAST ALONG THE SAID WEST EDGE OF A 30 FOOT WIDE DRIVEWAY TO THE AFOREMENTIONED CUL-DE-SAC; THENCE ALONG A CURVE TO THE LEFT ALONG THE OUTER EDGE OF SAID CUL-DE-SAC TO THE POINT OF BEGINNING, EXCEPT THE EASTERLY 30 FEET OF SAID TRACT WHICH IS RESERVED TO INCREASE THE AFORESAID 30 FOOT DRIVEWAY TO 60 FEET IN WIDTH.

PARCEL II

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 00° 40' 49" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, 454.74 FEET; THENCE SOUTH 77° 12' 20" WEST 51.40 FEET TO A POINT ON THE SOUTH EDGE OF A 60 FOOT WIDE DRIVEWAY; THENCE CONTINUING SOUTH 77° 12' 20" WEST ALONG THE SOUTH EDGE OF THE SAID 60 FOOT WIDE DRIVEWAY 738.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 77° 12' 20" WEST 14.78 FEET; THENCE AROUND THE OUTSIDE OF A 45 FOOT RADIUS CUL-DE-SAC 107.47 FEET WHICH IS TO THE LEFT OF THE CORD WHICH BEARS NORTH 82° 34' 16" WEST 83.68 FEET; THENCE NORTH 85° 34' 01" WEST 384.11 FEET; THENCE SOUTH 35° 15' 08" WEST 136.32 FEET TO THE NORTH EDGE OF RIGHT-OF-WAY OF THE WASHOUGAL RIVER ROAD; THENCE EASTERLY ALONG THE SAID NORTH EDGE OF RIGHT-OF-WAY OF THE WASHOUGAL RIVER ROAD TO A POINT WHICH BEARS SOUTH 08° 06' 30" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 08° 06' 30" WEST 172.32 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AS TO BOTH PARCELS A NON-EXCLUSIVE EASEMENT OVER THE PRIVATE ROAD-WAY RUNNING FROM SAID PROPERTY IN A EASTERLY DIRECTION TO THE COUNTY ROAD.

TOGETHER WITH AS TO BOTH SAID PARCELS AN EASEMENT FOR A WATER PIPELINE RUNNING FROM THE TRACT HEREIN CONVEYED IN A NORTHERLY DIRECTION TO THE SPRING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SAID TOWNSHIP AND RANGE, INCLUDING THE RIGHT TO ENTER UPON SAID PROPERTY AT REASONABLE TIMES FOR THE INSPECTION AND MAINTENANCE OF SAID SPRING AND PIPELINE, WHICH EASEMENT IS NOT EXCLUSIVE AND WILL BE ENJOYED BY THE OTHER PARTIES LAWFULLY USING THE SAME.

Skamania County Assessor

Date 5-2-16 Parcel# 2-5-34-2-0-408

Jm