

When recorded return to:

Theresa Mugerditchian and Mark Mugerditchian
1345 Hedgerow Drive
Grayslake, IL 60030

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32441
MAR - 1 2017

PAID \$3,371.00
Vicki C. Pelland, Treasurer
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

CL6334

The Grantor, **Robert Matthew Coppedge and Anastasia Davidovna Moro, husband and wife**
for and in consideration of **Ten Dollars and other valuable consideration**
in hand pays, conveys, and warrants to **Theresa Mugerditchian and Mark Mugerditchian, wife and husband**

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **PTN SEC 34 T2N R6EWM**
Tax Parcel Numbers(s): **02 06 34 0 0 110000, 02 06 34 0 0 120000,**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: 2/24/2017

Skamania County Assessor
Date 3-1-17 Parcel# 02-06-34-0-0-1100-00
02-06-34-0-0-1200-00
02-06-34-0-0-1200-06
Ym

[Signature]
Robert Matthew Coppedge

[Signature]
Anastasia Davidovna Moro

STATE OF **Washington**

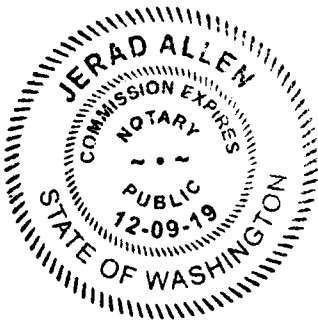
COUNTY OF KING

} ss.

I certify that I know or have satisfactory evidence that **Robert Matthew Coppedge and Anastasia Davidovna Moro** is/are the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 25th, 2017

[Signature]
Notary Public in and for the State of Washington
Residing at **SEATTLE**
My appointment expires: 12/09/19



PARCEL I

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND THE STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE S01°05'10"W 303.29' ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE N78°36'59"E 434.35' TO THE CENTERLINE OF NIELSON ROAD (FORMERLY KNOWN AS DUNCAN CREEK ROAD); THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE STATE OF WASHINGTON IN THE MATTER OF STATE ROAD NO. 8 PRINDLE TO SKAMANIA, BY DEED RECORDED NOVEMBER 13, 1925 IN DEED BOOK U AT PAGE 448, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE A DISTANCE OF 15 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO SKAMANIA COUNTY FOR ROAD DISTRICT NO.1, BY DEED RECORDED SEPTEMBER 17, 1923 IN DEED BOOK T AT PAGE 359, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE NORTHWESTERLY, ALONG SAID EASTERLY LINE, A DISTANCE OF 30 FEET, MORE OR LESS TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SKAMANIA COUNTY TRACT, A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID SKAMANIA COUNTY TRACT, A DISTANCE OF 30 FEET, MORE OR LESS TO THE NORTHERLY LINE OF THE ABOVE MENTIONED STATE OF WASHINGTON TRACT; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N01°05'10"E 99.10' ALONG SAID WEST LINE TO THE NORTH LINE OF DUNCAN CREEK ROAD; THENCE ALONG SAID NORTH LINE OF DUNCAN CREEK ROAD THE FOLLOWING COURSES AND DISTANCES; S60°36'33"W 51.52'; THENCE ALONG A 295.00' RADIUS CURVE TO THE RIGHT 341.31', THE LONG CHORD WHICH BEARS N86°14'46" W 322.59'; THENCE N53°06'05"W 168.43'; THENCE N49°52'17"W 143.86' MORE OR LESS TO THE INTERSECTION OF SAID NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING DRIVEWAY; THENCE ALONG THE CENTERLINE OF SAID EXISTING DRIVEWAY THE FOLLOWING COURSES AND DISTANCES: N42°53'42"E 16.06'; THENCE ALONG A 32.06' RADIUS CURVE TO THE RIGHT 32.39', THE LONG CHORD WHICH BEARS N71°50'43"E 31.03'; THENCE S79°12'17"E 39.78'; THENCE ALONG A 88.44' RADIUS CURVE TO THE LEFT 251.70', THE LONG CHORD OF WHICH BEARS N19°15'27"E 174.94'; THENCE LEAVING SAID CENTERLINE, N26°32'28"E 371.99'; THENCE N78°36'59"E 329.06' TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO:

A 60.00' EASEMENT FOR INGRESS, EGRESS AND UTILITIES LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON BEING 30.00' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE S01°05'10"W 891.93' ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N88°54'50"W 614.95' MORE OR LESS TO THE INTERSECTION OF THE NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING PRIVATE DRIVEWAY AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED CENTERLINE; THENCE ALONG THE CENTERLINE OF SAID EXISTING PRIVATE DRIVEWAY THE FOLLOWING COURSES AND DISTANCES: N42°53'42"E 16.06'; THENCE ALONG A 32.06' RADIUS CURVE TO THE RIGHT 32.39', THE LONG CHORD WHICH BEARS N71°50'43"E 31.03'; THENCE S79°16'17"E 39.78'; THENCE ALONG A 88.44' RADIUS CURVE TO THE LEFT 251.70', THE LONG CHORD WHICH BEARS N19°15'27"E 174.94' TO THE TERMINUS POINT OF THIS DESCRIBED CENTERLINE.

Planning Department - BLA Approved By

AP
3/1/17



Skamania County Assessor
Date 3-1-17 Parcel# 02-06-34-0-0-1100-00
02-06-34-0-0-1200-00
02-06-34-0-0-1200-06

Xm

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Planning Department - BLA Approved By: *AD 3/1/17*

