

Linda Justice
2412 NE 138th Ave #L105
Vancouver, WA 98684

Quitclaim Deed

RECORDING REQUESTED BY Linda M, Justice SKAMANIA COUNTY
AND WHEN RECORDED MAIL TO: REAL ESTATE EXCISE TAX
2412 NE 138th Ave # L-105, Grantee(s) 32492
VANCOUVER WA 98684 MAR 27 2017

Consideration: \$ no consideration
Property Transfer Tax: \$ _____

PAID Exempt
[Signature]
SKAMANIA COUNTY TREASURER

Assessor's Parcel No.: 02053420000700 DMC

PREPARED BY: Linda M, Justice certifies herein that he or she has prepared this Deed.

[Signature]
Signature of Preparer

03-22-2017
Date of Preparation

Linda M Justice
Printed Name of Preparer

This portion of the nwqtr of the nwqtr of SCL 34T2NRSE of the WM

THIS QUITCLAIM DEED, executed on 3-22-2017 in the County of Skamania, State of Washington

by Grantor(s), Eva D. Bowers, whose post office address is 181 Cathmar pk Ln Washougal WA

to Grantee(s), Linda M, Justice 98671 WA whose post office address is 2412 NE 138th Ave # L-105 VANCOUVER WA

WITNESSETH, that the said Grantor(s), Eva D. Bowers 98684 [Signature], for good consideration and for the sum of _____

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Skamania, State of Washington and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Eva D Bowers
Signature of Grantor

N/A
Signature of Second Grantor (if applicable)

EVA D. Bowers
Print Name of Grantor

N/A
Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Linda M Justice
Signature of Grantee

N/A
Signature of Second Grantee (if applicable)

Linda M Justice
Print Name of Grantee

N/A
Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Washington

County of Skamania

On 3-23-17, before me, Leslie L. Moore, a notary public in and for said state, personally appeared, Eva D. Bowers
Eva D. Bowers

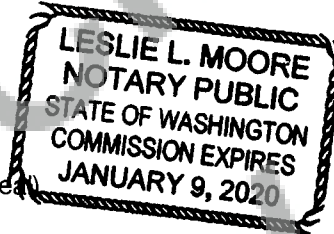
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Leslie L. Moore
Signature of Notary

Affiant Known _____ Produced ID

Type of ID License



Unofficial Copy

BOOK 133 PAGE 267

SK-14551
LEGAL DESCRIPTION

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 $00^{\circ} 40' 49''$ WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, 454.74 FEET; THENCE SOUTH $77^{\circ} 12' 20''$ WEST 51.40 FEET TO A POINT ON THE SOUTH EDGE OF A 60 FOOT WIDE DRIVEWAY; THENCE CONTINUING SOUTH $77^{\circ} 12' 20''$ WEST ALONG THE SOUTH EDGE OF THE SAID 60 FOOT WIDE DRIVEWAY 738.95 FEET; THENCE CONTINUING SOUTH $77^{\circ} 12' 20''$ 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 $82^{\circ} 34' 16''$ WEST 83.68 FEET AND THE TRUE POINT OF BEGINNING; THENCE NORTH $85^{\circ} 34' 01''$ WEST 384.11 FEET; THENCE NORTH $14^{\circ} 59' 20''$ EAST 289.49 FEET; THENCE SOUTH $71^{\circ} 29' 46''$ EAST 323.93 FEET TO THE WEST EDGE OF A 30 FOOT DRIVEWAY; THENCE SOUTH $08^{\circ} 31' 03''$ 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 $00^{\circ} 40' 49''$ WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, 454.74 FEET; THENCE SOUTH $77^{\circ} 12' 20''$ WEST 51.40 FEET TO A POINT ON THE SOUTH EDGE OF A 60 FOOT WIDE DRIVEWAY; THENCE CONTINUING SOUTH $77^{\circ} 12' 20''$ WEST ALONG THE SOUTH EDGE OF THE SAID 60 FOOT WIDE DRIVEWAY 738.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $77^{\circ} 12' 20''$ 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 $82^{\circ} 34' 16''$ WEST 83.68 FEET; THENCE NORTH $85^{\circ} 34' 01''$ WEST 384.11 FEET; THENCE SOUTH $35^{\circ} 15' 08''$ 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 $08^{\circ} 06' 30''$ EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH $08^{\circ} 06' 30''$ WEST 172.32 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AS TO BOTH PARCELS A NON-EXCLUSIVE EASEMENT OVER THE PRIVATE ROADWAY RUNNING FROM SAID PROPERTY IN AN 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 3-23-17 Parcel# 2-5-34-2-407