

WHEN RECORDED RETURN TO:

VINCE KINGSTON
262 Cedar Creek Rd.
Carson, WA 98610

Escrow Number: 72075
Filed for Record at Request of: *WFG National Title Company of Clark County WA, LLC*
CL7465

STATUTORY WARRANTY DEED

THE GRANTOR(S), DAVID C GORGAS, a married man for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to VINCE KINGSTON, a married man as* the following described real estate, situated in the County of Skamania, State of Washington:

**his sole and separate property*
LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:
Covenants, conditions, restrictions and easements of record.
Abbreviated Legal: (Required if full legal not inserted above.)
LOT 3 AMENDED D & B GORGAS SP BK 3/PG 291

Tax Parcel Number(s): 04752540040200

Skamania County Assessor
Date *6-1-17* Parcel# *04-75-254-0-0402-00*
2m

Dated: May 23, 2017

David C Gorgas

DAVID C GORGAS

Thelma Gorgas

THELMA GORGAS
Spouse of David C Gorgas

State of Washington

ss.

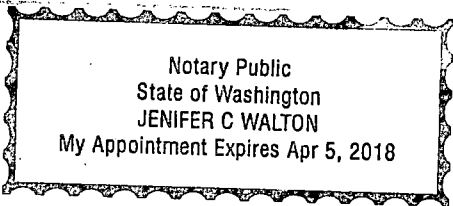
County of Clark

I certify that I know or have satisfactory evidence that DAVID C GORGAS and THELMA GORGAS are the persons who appeared before me, and said persons 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: May 23, 2017

Jenifer C Walton

Notary name printed or typed: *Jenifer C Walton*
Notary Public in and for the State of WA
Residing at *Vancomber*
My appointment expires: *4/5/18*



SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32605
JUN - 1 2017

PAID *86,507.50*
Gildrey-Kennedy Deputy
SKAMANIA COUNTY TREASURER

Commitment No. CL7465

EXHIBIT "A"

PARCEL I

LOT 3 OF THE AMENDED DAVID AND BERNADINE GORGAS SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 291, SKAMANIA COUNTY RECORDS.

EXCEPT THAT PORTION CONVEYED TO PHILIP W. BIESANZ, ET UX BY, INSTRUMENT, RECORDED IN BOOK 164, PAGE 620.

ALSO EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF THE AMENDED DAVID AND BERNADINE GORGAS SHORT PLAT WHICH IS RECORDED IN BOOK 3 OF SKAMANIA COUNTY SHORT PLATS AT PAGE 291; THENCE ALONG THE EAST LINE OF SAID LOT 3, NORTH 1°11'10" EAST, A DISTANCE OF 456.46 FEET TO A 1/2 INCH DIAMETER REBAR CAPPED WITH A YELLOW PLASTIC SURVEY CAP MARKED "BELL DESIGN 11873" AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, NORTH 1°11'10" EAST, A DISTANCE OF 62.72 FEET TO A 1/2 INCH DIAMETER REBAR CAPPED WITH YELLOW PLASTIC SURVEY CAP MARKED " BELL DESIGN 11873" WHICH IS THE NORTHEAST CORNER OF SAID LOT 3 AND BEARS SOUTH 1°11'11" WEST, A DISTANCE OF 805.42 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, SOUTH 55°11'34" WEST, A DISTANCE OF 37.80 FEET TO A 1/2 INCH DIAMETER REBAR CAPPED WITH A YELLOW PLASTIC SURVEY CAP MARKED "BELL DESIGN 11873"; THENCE SOUTH 35°51'51" EAST, A DISTANCE OF 50.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF THE DAVID AND BERNADINE GORGAS SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 258; THENCE SOUTHERLY ALONG SAID WEST LINE 158 FEET; THENCE WEST 60.5 FEET, MORE OR LESS, TO THE EASTERLY LINE OF CEDAR CREEK ROAD; THENCE NORTHEASTERLY ALONG SAID ROAD TO THE POINT OF BEGINNING.

PARCEL III

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF THE AMENDED DAVID AND BERNADINE GORGAS SHORT PLAT WHICH IS RECORDED IN BOOK 3 OF SKAMANIA COUNTY SHORT PLATS AT PAGE 291;
THENCE ALONG THE EAST LINE OF SAID LOT 3, NORTH 1°11'10" EAST, A DISTANCE OF 380.12 FEET TO A 5/8 INCH DIAMETER REBAR CAPPED WITH A YELLOW PLASTIC SURVEY CAP MARKED "BELL DESIGN 11873" AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE OF LOT 3, NORTH 1°11'10" EAST, A DISTANCE OF 76.34 FEET TO A 5/8 INCH DIAMETER REBAR, CAPPED WITH A YELLOW PLASTIC SURVEY CAP MARKED "BELL DESIGN 11873";
THENCE SOUTH 50°13'53" EAST, A DISTANCE OF 20.58 FEET TO A 1/4 INCH DIAMETER REBAR;
THENCE SOUTH 37°57'50" EAST, A DISTANCE OF 8.55 FEET TO A 1/4 INCH DIAMETER REBAR;
THENCE SOUTH 7°46'42" EAST, A DISTANCE OF 6.15 FEET TO A 1/4 INCH DIAMETER SPIKE NAIL;
THENCE SOUTH 3°54'11" EAST, A DISTANCE OF 18.31 FEET TO A 1/4 INCH DIAMETER REBAR;
THENCE SOUTH 2°31'02" WEST, A DISTANCE OF 8.92 FEET TO A 1/4 INCH DIAMETER REBAR;

Page 8

Skamania County Assessor
Date 6-1-17 Parcel# 04-75-25-4-0-0402-00

dm

Commitment No. CL7465

THENCE SOUTH 21°35'24" WEST, A DISTANCE OF 8.12 FEET TO A 1/4 INCH DIAMETER REBAR;
THENCE SOUTH 53°53'08" WEST, A DISTANCE OF 26.44 FEET TO THE TRUE POINT OF
BEGINNING.

READ AND APPROVED
X *Daniel J. Gray*
X _____

READ AND APPROVED
X _____
X _____

Unofficial Copy