

AFTER RECORDING MAIL TO:

Steven R. Allen and Vanessa G. Allen  
Clearview Lane  
Stevenson, WA 98648

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

## STATUTORY WARRANTY DEED

File No: **4283-2888036 (KC)**

Date: **July 27, 2017**

Grantor(s): **Ginger B. Townsend and Stephen A. Townsend**

Grantee(s): **Steven R. Allen and Vanessa G. Allen**

Abbreviated Legal: **PTN NE 1/4, SE 1/4, S25, T3N, R7E, WILLAMETTE MERIDIAN,  
SKAMANIA COUNTY, WA**

Additional Legal on page:

Assessor's Tax Parcel No(s): **03072540020300**

**THE GRANTOR(S) Ginger B. Townsend and Stephen A. Townsend, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Steven R. Allen and Vanessa G. Allen, husband and wife**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skamania, State of Washington, described as follows: **PG 1 & 2**

**A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:**

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

*38724*

AUG - 8 2017

PAID *8 3179.75*  
*Heidi Jane Deputy*  
SKAMANIA COUNTY TREASURER

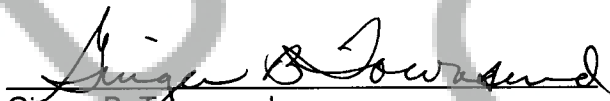
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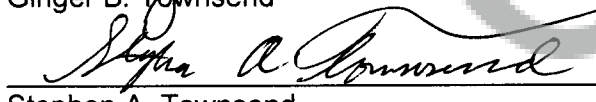
Statutory Warranty Deed  
- continued

File No.: 4283-2888036 (KC)

BEGINNING AT A ½ INCH IRON ROD MARKING THE NORTHEAST CORNER OF LOT 2 OF THE MEADOW SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 341, SKAMANIA COUNTY AUDITOR'S RECORDS, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE "ESCH TRACT" AS DESCRIBED IN BOOK 77 OF DEEDS, PAGE 842, SKAMANIA COUNTY AUDITOR'S RECORDS); THENCE NORTH 88°49'33" WEST, ALONG THE NORTH LINE OF LOT 2, OF A DISTANCE OF 20.00 FEET TO A ½ INCH IRON ROD SET IN A "2000 HAGEDORN, INC. SURVEY", THENCE SOUTH 01°48'54" WEST, 177.05 FEET TO A ½ INCH ROD ("2000 HAGEDORN, INC. SURVEY"); THENCE NORTH 88°49'33" WEST, FOR A DISTANCE OF 178.03 FEET TO THE CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AT THE TERMINUS OF "CLEAR VIEW LANE" (SHORT PLAT 3-341); THENCE NORTH 75°33'51" WEST, ALONG THE CENTERLINE OF THE "CLEAR VIEW LANE" (SHORT PLATE 3-341), FOR A DISTANCE OF 40.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF "CLEAR VIEW LANE" (SHORT PLAT 3-341); THENCE SOUTHWESTERLY ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT, (THE RADIUS POINT OF WHICH BEARS SOUTH 23°25'53" EAST), THROUGH A CENTRAL ANGLE OF 27°30'25", FOR AN ARC DISTANCE OF 24.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 10 FOOT RADIUS CURVE TO THE RIGHT, THROUGH THE CENTRAL ANGLE OF 65°24'10", FOR AN ARC DISTANCE OF 11.41 FEET TO A ½ INCH ROD AT THE NORTHWEST CORNER OF LOT 3 (SHORT PLAT 3-341); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF "CLEAR VIEW LANE", SOUTH 00°34'32" WEST, 58.00 FEET TO A ½ INCH IRON ROD ("2000 HAGEDORN, INC. SURVEY") THENCE SOUTH 70°58'40" EAST, 206.00 FEET TO A ½ INCH IRON ROD ("2000 HAGEDORN, INC. SURVEY"); THENCE NORTH 00°58'28" EAST, 287.57 FEET TO A ½ INCH IRON ROD ("2000 HAGEDORN, INC. SURVEY"); THENCE NORTH 02°01'03" EAST, 144.84 FEET TO THE TRUE POINT OF BEGINNING.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

  
Ginger B. Townsend

  
Stephen A. Townsend

Skamania County Assessor  
Date 8-8-17 Parcel# 03-07-25-4-0-0203-00

*gm*

APN: 03072540020300

Statutory Warranty Deed  
- continued

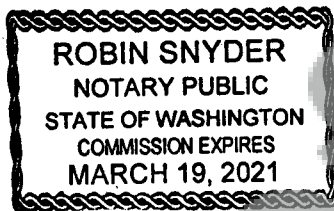
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STATE OF Washington )  
 )-ss  
COUNTY OF Skamania )

I certify that I know or have satisfactory evidence that **Ginger B. Townsend and Stephen A. Townsend**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/~~they~~ signed this instrument and acknowledged it to be his/hers/~~their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug 7, 2017

Robin Snyder  
ROBIN SNYDER



Notary Public in and for the State of Washington  
Residing at: Vancouver  
My appointment expires: 3/19/21

Unofficial Copy