

After recording return to:

Thomas A. Hackett
NW Legacy Law Center, P.S.
1351 Officers Row
Vancouver, WA 98661

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
38904
NOV -7 2017


PAID EXEMPT
Audrey Klenz Deputy
SKAMANIA COUNTY TREASURER

Warranty Deed

Grantor: George Morgan Jr. and Rita M. Morgan, husband and wife

Grantee: George Morgan Jr. and Rita M. Morgan, Trustees of the Morgan Trust,
dated October 24, 2017.

Abbreviated Legal: SW ¼ SECTION 29, T2N, R5EWM

APN: 02052900060200, 02052900060205 

George Morgan Jr. and Rita M. Morgan, husband and wife, Grantors, for and in consideration of \$0 in hand paid, conveys and warrants to George Morgan Jr. and Rita M. Morgan, Trustees of the Morgan Trust dated October 24, 2017, Grantee, the real property located at 462 Upland Road, Washougal, situated in the County of Skamania, State of Washington, more particularly described as follows ("Property"):

Please see attached Exhibit A

Subject To: covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

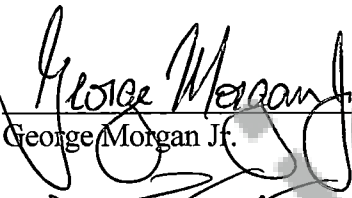
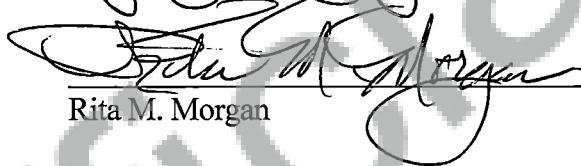
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

[Remainder of page left blank intentionally]

The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

Dated: October 24, 2017.

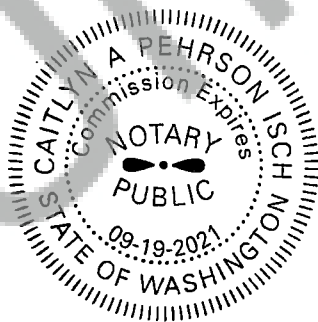
Grantors:


George Morgan Jr.

Rita M. Morgan

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.
)

I certify that I know or have satisfactory evidence that George Morgan Jr. and Rita M. Morgan are the people who appeared before me, and said persons acknowledged that each signed this instrument and acknowledged it to be the free and voluntary act of each for the uses and purposes mentioned in the instrument.

Dated: October 24, 2017.



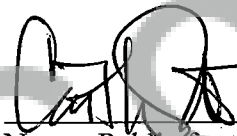

Notary Public for the State of Washington
Caitlyn A. Pehrson Isch
My commission expires September 19, 2021

Exhibit A

Legal Description for 462 Upland Road
Tax Parcel Numbers: 02052900060200, 02052900060205

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE NORTH 01°21'56" EAST ALONG THE WEST LINE OF SAID SECTION 29, 2193.23 FEET TO THE NORTHWEST CORNER OF BUHMAN HEIGHTS SUBDIVISION;

THENCE SOUTH 88°39'00" EAST ALONG NORTH LINE OF SAID SUBDIVISION, 903.71 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION ON THE CENTERLINE OF SKYE ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°39'00" EAST 241.14 FEET;

THENCE SOUTH 55°24'50" EAST, 723.75 FEET TO THE MOST NORTHERLY CORNER OF LOT 2 OF RIVERSIDE ESTATES SUBDIVISION;

THENCE SOUTH 85°49'57" EAST, 399.06 FEET ALONG NORTH BOUNDARY OF SAID LOT 2;

THENCE NORTH 01°46'21" WEST, 517.25 FEET;

THENCE NORTH 88°39'27" EAST, 502.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER;

THENCE NORTH 01°15'49" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER, 310.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29;

THENCE NORTH 88°10'00" WEST ALONG THE NORTH LINE OF SOUTHWEST QUARTER, 1600 FEET PLUS OR MINUS TO CENTER LINE OF SKYE ROAD;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG CENTER LINE OF SKYE ROAD TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF SKYE ROAD.

Skamania County Assessor
Date 11-7-17 Parcel# 25-29-602
25-29-602-05