

AFTER RECORDING MAIL TO:

Gregory Mark Powell  
2002 Kuefler Rd  
Stevenson WA 98648

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC  
Escrow Number: 17-123132

### Statutory Warranty Deed

Grantor(s): Sandy Jordan , who acquired title as Sandra Hardy, as her separate estate  
Grantee(s): GREGORY MARK POWELL AND ROBIN JEFFERY MASLIN, CO-TRUSTEES OF  
THE MASLIN POWELL TRUST AGREEMENT, DATED AUGUST 19. 2015  
Abbreviated Legal: PTN SEC T2N, R6E Wm  
Additional legal(s) on page: 3  
Assessor's Tax Parcel Number(s): 02062320010500

THE GRANTOR **Sandy Jordan , who acquired title as Sandra Hardy, as her separate estate**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **GREGORY MARK POWELL AND ROBIN JEFFERY MASLIN, CO-TRUSTEES OF THE MASLIN POWELL TRUST AGREEMENT, DATED AUGUST 19. 2015**, the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

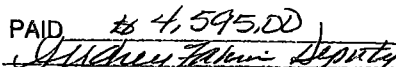
Grantor acknowledges that title to the property is marketable at the time of this conveyance. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions, and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with grantee's reasonable use of the property; and reserved oil and/or mining rights.

Dated: November 13, 2017

  
Sandy Jordan

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32924  
NOV 15 2017

PAID \$ 4,595.00  
  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON }  
County of Clallam } SS.

I certify that I know or have satisfactory evidence that Sandy Jordan 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/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 13 day of November, 2017

W  
Notary Public in and for the State of WASHINGTON  
Residing at: Camas  
My appointment expires: 4-19-21



**EXHIBIT "A"**

**A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:**

**COMMENCING AT A 1/2" IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 23, AS SHOWN ON THE PLAT OF "COLUMBIA RIVER ESTATES" AS RECORDED IN BOOK "J", PAGE 364 (J-364), MISCELLANEOUS RECORDS OF SKAMANIA COUNTY;**

**THENCE NORTH 00°35'28" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, FOR A DISTANCE OF 1595.43 FEET;**

**THENCE SOUTH 89°24'32" EAST, AT RIGHT ANGLES TO SAID WESTLINE, FOR A DISTANCE OF 659.33 FEET TO THE NORTHWEST CORNER OF PARCEL 10 (J-364) AND THE CENTERLINE OF ROAD "A" AS SHOWN IN SAID PLAT (J-364);**

**THENCE SOUTHERLY FOLLOWING SAID CENTERLINE ALONG THE WESTERLY LINE OF SAID PARCEL 10, SOUTH 33°09'33" EAST, FOR A DISTANCE OF 13.04 FEET;**

**THENCE ALONG THE ARC OF A 180.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°51'47", FOR AN ARC DISTANCE OF 59.46 FEET;**

**THENCE SOUTH 52°01'20" EAST, FOR A DISTANCE OF 78.23 FEET;**

**THENCE ALONG THE ARC OF A 202.11 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°06'10", FOR AN ARC DISTANCE OF 49.75 FEET;**

**THENCE SOUTH 37°55'10" EAST, FOR A DISTANCE OF 315.99 FEET;**

**THENCE ALONG THE ARC OF A 50.37 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°57'24", FOR AN ARC DISTANCE OF 21.94 FEET TO THE NORTHWEST CORNER OF THE "HARDY PARCEL" AS RECORDED IN DEED BOOK 228, PAGE 33 SKAMANIA COUNTY AUDITOR'S RECORDS AND THE TRUE POINT OF BEGINNING.**

**THENCE CONTINUING ALONG SAID 50.37 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 101°36'57", FOR AN ARC DISTANCE OF 89.33 FEET TO A POINT OF REVERSE CURVATURE;**

**THENCE ALONG THE ARC OF A 112.85 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 121°08'04", FOR AN ARC DISTANCE OF 238.59 FEET.**

**THENCE SOUTH 32°28'53" EAST, FOR A DISTANCE OF 146.78 FEET TO THE SOUTHWEST CORNER OF SAID "HARDY PARCEL";**

**THENCE LEAVING SAID CENTERLINE SOUTH 88°54'41" EAST, ALONG THE SOUTH LINE OF SAID "HARDY PARCEL", FOR A DISTANCE OF 96.87 FEET;**

**THENCE LEAVING SAID SOUTH LINE, SOUTH 35°38'15" EAST, FOR A DISTANCE OF 153.74 FEET;**

**THENCE SOUTH 88°54'41" EAST, FOR A DISTANCE OF 160 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23;**

**THENCE NORTH ALONG SAID EAST LINE, FOR A DISTANCE OF 483 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 88°54'41" EAST FROM THE TRUE POINT OF BEGINNING.**

THENCE NORTH 88°54'41" WEST, FOR A DISTANCE OF 291 FEET, MORE OR LESS, TO THE TRUE  
POINT OF BEGINNING.

Skamania County Assessor  
Date 11-15-17 Parcel# 2-10-23-2-105

Unofficial Copy