

When recorded return to:
Mark Vincent
PO Box 2350
White Salmon, WA 98672

Order No.: 238071AM

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33305
JUN 21 2018

PAID \$8,037.50
Audrey M. Smith
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jerry Strasser and Wendy L.W. Strasser, Trustees of the Strasser Living Trust dated September 2, 2008**

for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to **Mark Vincent, an unmarried man**

the following described real estate, situated in the County of Skamania, State of Washington:

BEING A PORTION OF TRACT B OF THE OSTERMANN SHORT PLAT RECORDED IN BOOK 1 OF SHORT PLAT, PAGE 21F AND A PORTION OF LOT 2 OF THE VERLEY SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 52, ALL IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT B (WHICH IS MARKED WITH AN IRON ROD); THENCE NORTH 88°53'36" EAST, 340.66 FEET ALONG THE NORTH LINE THEREOF TO THE EASTERLY EDGE OF A 60 FOOT RIGHT OF WAY OF OSTERMAN ROAD, WHICH IS A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 914.5 FEET (THE RADIAL BEARING OF WHICH BEARS SOUTH 75°15'45" WEST); THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°17'23", A DISTANCE OF 339.81 FEET (THE CHORD OF WHICH BEARS SOUTH 04°16'23" EAST, 337.86 FEET) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°39'43", A DISTANCE OF 58.45 FEET (THE CHORD OF WHICH BEARS SOUTH 09°23'40" WEST, 58.44 FEET); THENCE SOUTH 88°52'09" WEST, 30.64 FEET TO THE CENTERLINE OF SAID ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD, SOUTH 10°35'32" WEST, 131.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 73.24 FEET; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°43'33", A DISTANCE OF 130.03 FEET (THE CHORD OF WHICH BEARS SOUTH 40°16'09" EAST, 113.62 FEET); THENCE NORTH 88°52'09" EAST, 99.37 FEET TO AN INTERSECTION WITH THE CENTERLINE OF LAKEVIEW ROAD #32510; THENCE SOUTH 61°06'37" EAST, 30 FEET TO THE SOUTHEASTERLY EDGE OF SAID ROAD; THENCE SOUTH 28°53'23" WEST 17.31 FEET ALONG SAID ROAD TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88°52'09" WEST, 302.35 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02°11'04" WEST, 246.98 FEET ALONG THE WESTERLY LINE THEREOF, TO THE SOUTH LINE OF SAID TRACT B; THENCE SOUTH 88°52'09" WEST, 165.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE NORTH 02°10'04" WEST, 245.01 FEET ALONG THE WEST LINE THEREOF TO A POINT LYING 150 FEET SOUTH OF THE POINT OF BEGINNING; THENCE SOUTH 63°23'05" EAST, 402.78 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT OF WAY OF LAKEVIEW ROAD.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 03 10 02 0 0 0304 00

Skamania County Assessor
Date 6-21-18 Parcel# 3-10-02-304

Dated: 6-18-2018

The Strasser Living Trust Dated September 2, 2008

By: [Signature]

Jerry Strasser, Trustee

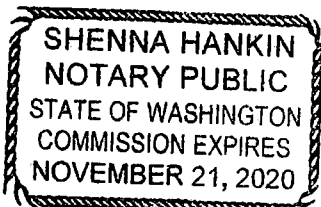
By: [Signature]

Wendy L. W. Strasser, Trustee

STATE OF WASHINGTON
COUNTY OF KLICKITAT

I certify that I know or have satisfactory evidence that Jerry Strasser and Wendy L.W. Strasser are the persons who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Trustees of the Strasser Living Trust Dated September 2, 2008 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 18 day of June, 2018.



Notary Signature [Signature]

Notary Printed Name: Shenna Hankin

Notary Public in and for the state of Washington

Residing at: Samana

My appointment expires: Nov 21, 2020