

When recorded return to:

Patrick Feeney, Mr. and Mrs. James Feeney
PO Box ~~369~~ 539
Stevenson, WA 98648

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

JUL 12 2018

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S18-0286JA

PAID 5,099.90
by deputy
SKAMANIA COUNTY TREASURER

Statutory Warranty Deed

THE GRANTOR Shawn L. Daughton, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Patrick Feeney, an unmarried man and James Feeney and Mary Feeney, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Ptn SEC 36 T3N R7 ½ E W.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11,12 OF THE PRELIMINARY TITLE REPORT DATED JULY 2, 2018 FILE NUMBER s18-0286KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-75-36-3-0-0300-00

Skamania County Assessor
Date 7-12-18 Parcel # 3-75-36-3-300

Dated

7/11/18

Shawn L Daughton

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Shawn L Daughton

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 11, 2018



Julie A Andersen
Notary Public in and for the State of Washington
Residing at Carson, Washington



EXHIBIT A

A tract of land located in the Henry Shepard Donation Land Claim in Section 36, Township 3 North, Range 7 East of the Willamette Meridian, and consisting in part of a portion of Lot 14 of Stevenson Park Addition, according to the official plat thereof, on file and of record in the office of the Auditor of Skamania County, State of Washington, more particularly described as follows:

Beginning at a point on the North line of the Shepard D. L. C. East 136.3 feet from the Northwest Corner of Lot 14 aforesaid; thence South 129.74 feet to the Northerly right of way line of a county road known and designated as Lucas Street; thence East 122.93 feet, more or less, following the Northerly line of said road to intersection with the Second Guide Meridian East; thence South along said Meridian to intersection with the Northerly right of way of county road known as Strawberry Road; thence in a Northerly direction following the Northerly right of way line of said Strawberry Road to intersection with the North line of the Shepard D. L. C.; thence West following the Northerly line of said Shepard D. L. C. and crossing the Second Guide Meridian East to the Point of Beginning.

TOGETHER WITH a parcel of land located in Government Lot 9 of Section 36, Township 3 North, Range 7 ½ East of the Willamette Meridian and in Government Lot 1 of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Lot 4 of the Robert Quoss Short Plat, recorded in Book 3 of Short Plats, Page 296, Skamania County Records.

EXCEPTING THEREFROM the following: Beginning at a TERRA SURVEYING 5/8" iron rod with plastic cap stamped PLS 18731 at the Northwest corner of Parcel II of said Book 202 of Deeds, Pages 299 to 301. Said point being further described as the Northwest corner of Lot 4 of the Robert Quoss Short Plat located in Book 3 of Short Plats at Page 296. Thence South 89° 59' 16" East along the North line of said Parcel II of book 202 of Deeds, Page 299 to 301 a distance of 20.93 feet to a 5/8" iron rod stamped PLS 9025 at the Northwest Corner of Parcel I of said Book 202 of Deeds, Pages 299 to 301. Said point being further described as the point where the North line of the Henry Shepard Donation Land Claim in said Section 36 intersects the Second Guide Meridian Line East. Thence South 88° 54' 48" East along the North line of said Parcel I of Book 202 of Deeds, Pages 299-301, a distance of 205.43 feet to a 5/8" iron rod stamped PLS 29288 at the Northeast corner of said Parcel I of Book 202 of Deeds, Pages 299 to 301; thence South 05° 27' 14" West along said Parcel I of Book 202 of Deeds, Pages 299 to 301, a distance of 176.62 feet to a 1" x 3" survey nail; thence North 57° 21' 19" West, a distance of 30.01 feet to a similar 1" x 3" survey nail; thence North 69° 11' 14" West, a distance of 44.44 feet to a similar 1" x 3" survey nail; thence North 81° 18' 21" West, a distance of 39.92 feet to a similar 1" x 3" survey nail; thence North 89° 28' 39" West, a distance of 51.24 feet to a similar 1" x 3" survey nail; thence North 81° 16' 49" West, a distance of 53.88 feet to a TERRA SURVEYING 5/8" iron rod stamped PLS 18731 on the West line of said Lot 4 of the Quoss Short Plat; thence North 00° 29' 20" East along the said West line of said Lot 4, a distance of 66.55 feet to a 5/8" iron rod stamped PLS 29288; thence North 00° 34' 38" East along the said West line of said Lot 4; a distance of 66.52 feet to the point of beginning.