

When recorded return to:
Henry R. Erickson
2041 North Fork Road
Washougal, WA 98671

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
1499 SE Tech Center Pl, Suite 100
Vancouver, WA 98683

Escrow No.: 622-106934

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Zumwalt, a married man as his sole and separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Henry R. Erickson, an unmarried man

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF *pg 2*

Abbreviated Legal: (Required if full legal not inserted above.)


SE ¼ SEC 20 T2N R5E W.M.

Tax Parcel Number(s): 02-05-20-0-0-1300-00, 02-05-20-0-0-1400-00

Subject to: *2m 3/14/19*

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

Dated: March 11, 2019



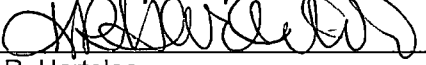
Timothy Zumwalt

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
33722
MAR 14 2019
PAID *84977.50*
Shirley Ann Deputy
SKAMANIA COUNTY TREASURER

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Timothy Zumwalt is the person who appeared
before me, and said person acknowledged that he signed this instrument and acknowledged it to be
his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *03/12/2019*



K.R. Harteloo
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: September 15, 2019

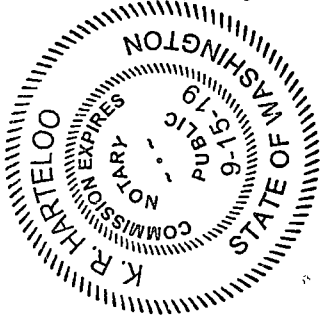


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02-05-20-0-0-1300-00 and 02-05-20-0-0-1400-00

PARCEL I

A tract of land in the North Half of the Southeast Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follow:

Beginning at a point in the center of a 40 foot County Road known as Burns Road, which is 1718.70 feet North and 1122.65 feet West of the Section Corner of 20, 21, 28 and 29, Township 2 North, Range 5 East of the Willamette Meridian; thence South 29°36' West 25.10 feet along the center of said road to Co. Eng. Station 49; thence South 44°20' West 124.35 feet along the center of said Road; thence North 93°50' West 368.16 feet, more or less, to the center of the North Fork of the Washougal River; thence North 20° East 106.4 feet; thence South 89°50' East 485 feet, more or less to the point of beginning.

EXCEPT COUNTY ROADS.

PARCEL II

A tract of land located in the North Half of the Southeast Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

BEGINNING at a point in the center of a 40 foot County Road known as Burns Road which is 1,718.70 feet North and 1,122.65 feet West of the Section corner of 20, 21, 28 and 29, Township 2 North, Range 5 East of the Willamette Meridian; thence South 29°36' West 25.10 feet along the center of said road to Co. Eng. Station 48; thence South 44°20' West 124.35 feet to the True Point of Beginning. Continuing along said road for 124 feet; thence North 89°30' West 350 feet more or less to the center of the North Fork of the Washougal River; thence upstream North 8° East 101 feet; thence continuing in a Easterly direction to the True Point of Beginning.

EXCEPT the right of way for Roadway known as North Fork Road.

Skamania County Assessor

Date 3-14-19 Parcel# 02052000130000
02052000140000
LM

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Washougal River.
3. Easement, including the terms and provisions thereof:
For : Ingress and Egress
Recorded : February 14, 2002
Book : 220
Page : 552

Unofficial
Copy