

When recorded return to:

CNA Property Management LLC
PO Box 721
Stevenson, WA 98648

STATUTORY WARRANTY DEED

CL12881

The Grantor William Marshall Hilands, Administrator for **The Estate of William Wetheral Ammen, deceased**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **CNA Property Management LLC, a Washington Limited Liability Company**

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **PTN SEC 2, T2N, R7EWM**

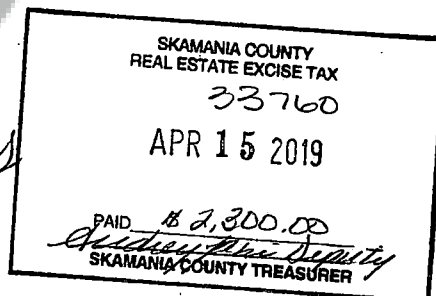
Tax Parcel Numbers(s): **02 07 02 1 0 0102 00** *2m 4/15/19*

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: 4-12-2019

The Estate of William Wetheral Ammen, deceased

William Marshall Hilands
William Marshall Hilands, Administrator



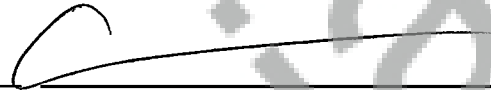
STATE OF **WASHINGTON**

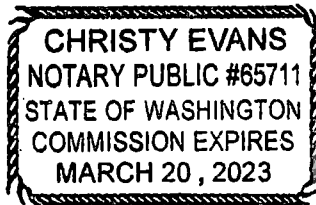
} ss.

COUNTY OF **CLARK**

I certify that I know or have satisfactory evidence that **William Marshall Hilands** is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **Administrator of The Estate of William Wetheral Ammen, deceased** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

April
Dated: 12-2-19





Christy Evans
Notary Public in and for the State of Washington
Residing at **Vancouver**
My appointment expires: **3/20/2023**

EXHIBIT "A"

A TRACT OF LAND IN SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7, EAST, WILLAMETTE MERIDIAN; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 1055 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD KNOWN AS RED BLUFF ROAD (NOW RYAN ALLEN ROAD); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH ALONG SAID QUARTER LINE, A DISTANCE OF 1400 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THERE FROM THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON; THENCE SOUTH 00°15'22" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 680.00 FEET; THENCE SOUTH 89°31'33" WEST, A DISTANCE OF 590.00 FEET; THENCE NORTH 00°15'22" WEST, A DISTANCE OF 680.00 FEET; THENCE NORTH 89°31'33" EAST, A DISTANCE OF 590.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THERE FROM THE FOLLOWING:

A PARCEL OF LAND IN THE FELIX IMAN DONATION LAND CLAIM IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE BAUGHMAN DONATION LAND CLAIM AND THE EAST LINE OF SAID WEST HALF; THENCE NORTH 00°40'57" EAST ALONG THE EAST LINE THEREOF 295.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 73°52'27" WEST 83.95 FEET TO AN EXISTING REBAR; THENCE NORTH 4°31'17" WEST 209.00 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 86°20'55" EAST 100.16 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE SOUTH 0°40'57" WEST 238.06 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING, WHICH IS ALSO DESCRIBED IN DEED RECORDED IN BOOK 147, PAGE 928, SKAMANIA COUNTY RECORDS.

ALSO EXCEPTING THERE FROM:

COMMENCING AT THE INTERSECTION ON THE NORTH LINE OF THE BAUGHMAN DONATION LAND CLAIM AND THE EAST LINE OF SAID WEST HALF; THENCE ALONG SAID EAST LINE, NORTH 00°15'22" WEST 149.67 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RYAN-ALLEN ROAD AND TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID EAST LINE,

NORTH 00°15'22" WEST 145.33 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN AUDITOR'S FILE NO. 121472, RECORDS OF SKAMANIA COUNTY; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND, NORTH 74°45'28" WEST 81.54 FEET TO THE INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A 317.62 FOOT RADIUS CURVE TO THE RIGHT, A RADIAL LINE TO WHICH BEARS SOUTH 66°19'45" WEST, THROUGH A CENTRAL ANGLE OF 12°18'32" A DISTANCE OF 68.23 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 17°30'59" EAST 68.10 FEET); THENCE SOUTH 11°21'43" EAST 19.80 FEET; THENCE ON A 145.00 FOOT RADIUS CURVE TO THE LEFT, A RADIAL LINE TO WHICH BEARS NORTH 78°38'17" EAST, THROUGH A CENTRAL ANGLE OF 32°07'57" A DISTANCE OF 81.32 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 27°25'42" EAST 80.26 FEET); THENCE ON A 145.00 FOOT RADIUS CURVE TO THE LEFT, A RADIAL LINE TO WHICH BEARS NORTH 36°03'52" EAST, THROUGH A CENTRAL ANGLE OF 08°21'46" A DISTANCE OF 21.16 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 58°07'01" EAST 21.15 FEET) TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

Skamania County Assessor

Date 4-15-19 Parcel# 02070210010200

SM