

Skamania County, WA
Total: \$108.50
DEED
Pgs=6
Request of: UDEED

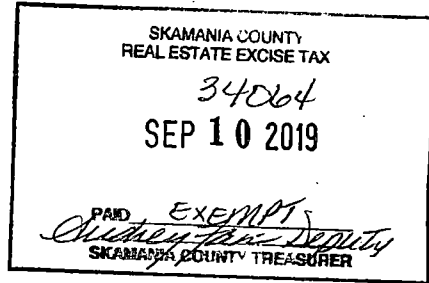
2019-001682

09/09/2019 04:41 PM



After Recording Mail To:

uDeed, LLC - 89701B
9041 South Pecos Road, Suite 3900
Henderson, NV 89074



COVER PAGE FOR WASHINGTON DEEDS

Type of Document to be Recorded: WARRANTY DEED

Grantor: Toyoe Yoshida, Trustee of the Takeshi Yoshida Family Oregon QTIP Trust, as to all of her undivided twenty-five percent (25%) interest and Toyoe Yoshida, a widow not since remarried, as to all of her undivided twenty-five (25%) interest

Grantor's Mailing Address: 1526 SE Powell Boulevard, Portland, Oregon 97202

Grantee: Naoki Yoshida, a married man, as his sole and separate property

Grantees Mailing Address: 1526 SE Powell Boulevard, Portland, Oregon 97202

Legal Description (abbreviated): LOT 1 IDA CALLAHAN S/P BK 3/PG 106
LOT 2 IDA CALLAHAN S/P BK 3/PG 106 11/86
LOT 3 ED CALLAHAN S/P BK 3/PG 105
LOT 4 ED CALLAHAN S/P BK 3/PG 105 11/86
LOT 1 ED CALLAHAN S/P BK 3/PG 105
LOT 2 ED CALLAHAN S/P BK 3/PG 105

Assessor's Property Tax Parcel Account Number(s): 03-08-27-0-0-0705-00
03-08-27-0-0-0704-00
03-08-27-0-0-0702-00
03-08-27-0-0-0703-00
03-08-27-0-0-0700-00
03-08-27-0-0-0701-00

Prior Recorded Doc. Ref.: Warranty Deed: Recorded concurrently herewith

After Recording Mail To:

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Assessor's Parcel Numbers: 03-08-27-0-0-0705-00
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03-08-27-0-0-0700-00
03-08-27-0-0-0701-00

WARRANTY DEED
TITLE OF DOCUMENT

Toyoe Yoshida, Trustee of the Takeshi Yoshida Family Oregon QTIP Trust, as to all of her undivided twenty-five percent (25%) interest and Toyoe Yoshida, a widow not since remarried, as to all of her undivided twenty-five (25%) interest, the GRANTOR,

Whose current address is 1526 SE Powell Boulevard, Portland, Oregon 97202

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, conveys and warrants to

Naoki Yoshida, a married man, as his sole and separate property, the GRANTEE,

Whose current address is 1526 SE Powell Boulevard, Portland, Oregon 97202

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: 932 Berge Road, Stevenson, Washington 98648

Prior Recorded Doc. Ref.: Warranty Deed: Recorded concurrently herewith. After recordation of this deed Naoki Yoshida will own an undivided one-hundred percent (100%) interest. Please see Statutory Warranty Deed Recorded June 9, 2015 in Doc. No. 2015001107.

Every deed in substance in the above form, when otherwise duly executed, shall be deemed and held a conveyance in fee simple to the grantee, his heirs and assigns, with covenants on the part of the grantor: (1) That at the time of the making and deliver of such deed he was lawfully seized of an indefeasible estate in fee simple, in and to the premises therein described, and had good right and full power to convey the same; (2) that the same were then free from all encumbrances; and (3) that he warrants to the grantee, his heirs and assigns, the quiet and peaceable possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same, and such covenants shall be obligatory upon any grantor, his heirs and personal representatives, as fully and with like effect as if written at full length in such deed.

When the context requires, singular nouns and pronouns, include the plural.

Dated 7/30/, 2019

Takeshi Yoshida Family Oregon QTIP Trust

Toyoe Yoshida
Toyoe Yoshida, Trustee

STATE OF Oregon
COUNTY OF Washington ss

On this day personally appeared before me **Toyoe Yoshida, Trustee** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 30 day of July, A.D., 2019.

Rachell R. Regottie
NOTARY PUBLIC
MY Commission Expires: 3/7/2020

Residing at: Oregon
US Bank

Toyoe Yoshida
Toyoe Yoshida

STATE OF Oregon
COUNTY OF Washington ss

On this day personally appeared before me **Toyoe Yoshida** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 30 day of July, A.D., 2019.

Rachell R. Regottie
NOTARY PUBLIC
MY Commission Expires: 3/7/2020

Residing at: Oregon
US Bank

EXHIBIT "A"
LEGAL DESCRIPTION (page 1 of 3)

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON:

PARCEL I:

A TRACT OF LAND IN THE EAST HALF OF THE WEST HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE IDA CALLAHAN SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 106, SKAMANIA COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER: 03-08-27-0-0-0705-00

PARCEL II:

A TRACT OF LAND IN THE EAST HALF OF THE WEST HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 OF THE IDA CALLAHAN SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 106, SKAMANIA COUNTY RECORDS.

EXCEPT ALL THAT PORTION LYING EAST OF THE EAST LINE OF THE MURPHY D.L.C., AS DESCRIBED BY INSTRUMENT RECORDED SEPTEMBER 22, 1994, IN BOOK 145, PAGE 982, SKAMANIA COUNTY DEED RECORDS.

TOGETHER WITH ALL THAT PORTION OF LOT 4 OF ED CALLAHAN SHORT PLAT LYING WEST OF THE EAST LINE OF THE MURPHY D.L.C., RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 105, AS DESCRIBED BY INSTRUMENT RECORDED SEPTEMBER 22, 1994, IN BOOK 145, PAGE 983, SKAMANIA COUNTY DEED RECORDS.

ASSESSOR'S PARCEL NUMBER: 03-08-27-0-0-0704-00

PARCEL III:

A TRACT OF LAND IN THE WEST HALF OF THE EAST HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 3 OF THE ED CALLAHAN SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 105, SKAMANIA COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER: 03-08-27-0-0-0702-00

PARCEL IV:

A TRACT OF LAND IN THE WEST HALF OF THE EAST HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

EXHIBIT "A"
LEGAL DESCRIPTION (page 2 of 3)

LOT 4 OF THE ED CALLAHAN SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 105, SKAMANIA COUNTY RECORDS.

EXCEPT ALL THAT PORTION LYING WEST OF THE EAST LINE OF THE MURPHY D.L.C., AS DESCRIBED BY INSTRUMENT RECORDED SEPTEMBER 22, 1994, IN BOOK 145, PAGE 983, SKAMANIA COUNTY DEED RECORDS.

TOGETHER WITH ALL THAT PORTION OF LOT 2 OF IDA CALLAHAN SHORT PLAT LYING EAST OF THE EAST LINE OF THE MURPHY D.L.C., RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 106, AS DESCRIBED BY INSTRUMENT RECORDED SEPTEMBER 22, 1994, IN BOOK 145, PAGE 982, SKAMANIA COUNTY DEED RECORDS.

ASSESSOR'S PARCEL NUMBER: 03-08-27-0-0-0703-00

PARCEL V:

A TRACT OF LAND IN THE EAST HALF OF THE WEST HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE ED CALLAHAN SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 105, SKAMANIA COUNTY RECORDS.

EXCEPT THAT PORTION LYING EAST OF THE EAST LINE OF THE MURPHY D.L.C., AS DESCRIBED BY INSTRUMENT RECORDED SEPTEMBER 22, 1994, IN BOOK 145, PAGE 984, SKAMANIA COUNTY DEED RECORDS.

TOGETHER WITH THAT CERTAIN PORTION OF LAND DESCRIBED IN THE BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED FEBRUARY 1, 2001 AS BOOK 206, PAGE 331, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF THE MURPHY DLC 127 FT. SOUTH TO THE TRUE POINT OF BEGINNING; THENCE EAST ALONG THE EAST-WEST CENTERLINE OF SECTION 27, 240 FT. TO A POINT; THENCE SOUTH 370 FT. TO A POINT; THENCE S 24° 03' 03" W 421.78 FT. TO A POINT; THENCE N 60° 00' 00" W TO THE EAST LINE OF THE MURPHY DLC; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 03-08-27-0-0-0700-00

PARCEL VI:

A TRACT OF LAND IN THE WEST HALF OF THE EAST HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 OF THE ED CALLAHAN SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 105, SKAMANIA COUNTY RECORDS.

TOGETHER WITH THAT PORTION OF LOT 1 OF THE ED CALLAHAN SHORT PLAT LYING EAST OF THE EAST LINE OF THE MURPHY D.L.C., RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 105, AS DISCLOSED BY INSTRUMENT RECORDED SEPTEMBER 22, 1994 IN BOOK 145, PAGE 984, SKAMANIA COUNTY DEED RECORDS.

EXHIBIT "A"
LEGAL DESCRIPTION (page 3 of 3)

EXCEPT THAT CERTAIN PORTION OF LAND DESCRIBED IN THE BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED FEBRUARY 1, 2001 AS BOOK 206, PAGE 331, MORE PARTICULARLY DESCRIBED AS:

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ASSESSOR'S PARCEL NUMBER: 03-08-27-0-0-0701-00

Skamania County Assessor

Date 9-9-19 Parcel# 3-8-27-705
② 3-8-27-704
3-8-27-702
3-8-27-703
3-8-27-700
3-8-27-701