

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

2019-002077

10/28/2019 03:08 PM

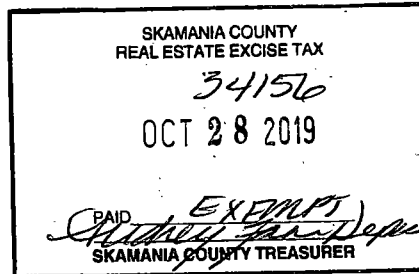
Request of: KEVIN M RUSSELL



After Recording Return to:

Kevin M Russell
PO Box 1335
Stevenson, Washington 98648

September 23, 2019



QUIT CLAIM DEED

Grantor: Karl Russell, Kurt Allen Russell, Kristy Johnson, Kelley Brons

Grantee: Kevin Maurice Russell and Dianna Marie Russell

Skamania County Assessor

Assessor's Tax Parcel Number: 03082730010700

Date 10/28/19 Parcel# 03-08-27-30-0107-00

Reference No.: _____

THE GRANTOR, Karl Russell, Kurt Allen Russell, Kristy Johnson, Kelley Brons, a single person, for and in consideration of \$1 and other good and valuable consideration, hereby conveys and quit claims to the GRANTEE(S), Kevin Maurice Russell and Dianna Marie Russell, a married couple, the following described real property, situated in an unincorporated area, in the County of Skamania, State of Washington:

Legal Description: See attached *Schedule A*

Subject to covenants, conditions, restrictions, and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Tax parcel no. 03082730010700

Commonly known as: 41 Lyons Road, Stevenson, Washington 98648

EXHIBIT "A"

LOT 2 OF THE BILL LYONS (HOME VALLEY) SHORT PLAT NO. 3 REVISED: UNDER AUDITOR'S FILE NO. 91263 DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, BEING A PART OF THE WILLIAM M. MURPHY D.L.C. NO. 37, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIPE ON THE EAST BOUNDARY OF SAID MURPHY D.L.C. NORTH 1,239 FEET FROM THE INTERSECTION OF SAID EAST BOUNDARY WITH THE SOUTH LINE OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH $69^{\circ} 23'$ WEST 232.2 FEET; THENCE SOUTH $18^{\circ} 18'$ WEST 188.33 FEET; THENCE NORTH $54^{\circ} 36'$ WEST 132 FEET; THENCE NORTH $47^{\circ} 31'$ WEST 91.74 FEET; THENCE NORTH $60^{\circ} 41'$ WEST 131.95 FEET; THENCE NORTH $20^{\circ} 34' 38''$ EAST 269.27 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, BEING THE SOUTHEAST CORNER OF LOT 2, OF THE BILL LYONS (HOME VALLEY) SHORT PLAT NO. 3 REVISED, RECORDED IN BOOK 2 OF SHORT PLATS PAGE 184 AND 184A UNDER AUDITOR'S FILE NO. 91263; THENCE NORTH $18^{\circ} 41' 40''$ EAST 218.61 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 TO ITS INTERSECTION WITH THE CENTERLINE OF THAT CERTAIN PRIVATE ROADWAY 60 FEET IN WIDTH, KNOWN AS LYONS ROAD; THENCE ALONG THE CENTERLINE OF SAID LYONS ROAD NORTH $77^{\circ} 24' 03''$ WEST 27.0 FEET; THENCE CONTINUING NORTH $70^{\circ} 58'$ WEST ALONG SAID CENTERLINE 93.47 FEET, TO A POINT ON THE ARC OF A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 464.0 FEET, AN ARC DISTANCE OF 90.00 FEET ALONG THE CENTERLINE OF SAID LYONS ROAD TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE SOUTH $18^{\circ} 24' 25''$ WEST ALONG SAID NORTHWESTERLY LINE 206.52 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH $74^{\circ} 43' 55''$ EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2, 209.16 FEET TO THE TRUE POINT OF BEGINNING.

Grantor Signatures:

DATED: 6/19/2019

[Signature]

GRANTOR

Karl Russell

11 Bowtie Lane

Stevenson, Washington 98648

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAMANIA)

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

DATED this 19th day of June, 2019.

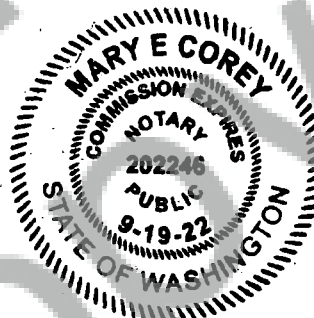
Mary E. Corey

Print Name

NOTARY PUBLIC in and for the State of Washington,

Residing at: Stevenson, WA

My commission expires: 9-19-2022



Grantor Signatures:

DATED: June 12 2019

Kelley Brons
GRANTOR

Kelly Brons Kelley Brons KB
2024 NE 21st Avenue
Canby, Oregon 97013

STATE OF OREGON)
) ss.
COUNTY OF CLACKAMAS)

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

DATED this 12 day of June, 2019.

Rikki Ann Johns
Print Name
NOTARY PUBLIC in and for the State of Oregon,
Residing at: Clackamas County
My commission expires: September 11 2020



Grantor Signatures:

DATED:

Kurt Allen Russell
GRANTOR

Kurt Allen Russell
182 Cannavina Road
carson, Washington 98610

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

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

LE ^{LE} DATED this 4 day of June, 2019.

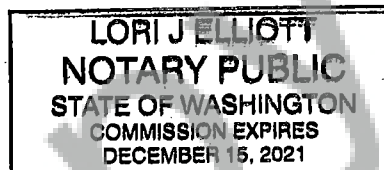
Kurt Allen Russell Lori J. Elliott

Print Name

NOTARY PUBLIC in and for the State of Washington,

Residing at: Stevenson

My commission expires: Dec. 15 2021



DATED:

GRANTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

DATED this 8 day of October, 2019

David Thayer
Notary Public State of Washington
My Comm Expires September 19, 2022
Commission # 2033437