

Skamania County, WA
Total: \$105.50
DEED
Pgs=3

2019-002096

10/30/2019 11:25 AM

Request of: CLARK COUNTY TITLE



00001551201900020960030030

When recorded return to:

Leigh Mateas

1101 Matthew's Road
Washougal, WA 98671

STATUTORY WARRANTY DEED

CL14733

The Grantor, **Gary Talboy and Elia Talboy, husband and wife**

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

in hand paid, conveys, and warrants to **Leigh Mateas, an unmarried man**

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **LOT 3 SHORT PLATS 2/160**

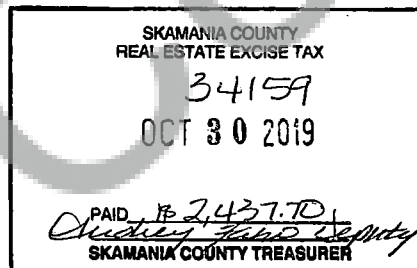
Tax Parcel Number(s): **02 05 20 0 0 0212 00** *LM 10/30/19*

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

Dated: **10/23/2019**

Gary Talboy
Gary Talboy

Elia M. Talboy
Elia Talboy



STATE OF **Washington**

} ss.

COUNTY OF **Clark**

I certify that I know or have satisfactory evidence that **Gary Talboy and Elia Talboy** is/are the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *10.24.19*

Beth M. Woodward

Beth M. Woodward

Notary Public in and for the State of Washington

Residing at **Vancouver**

My appointment expires: **1/26/2020**

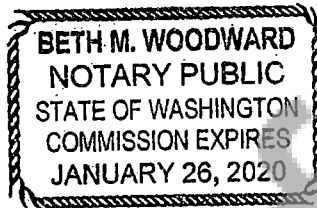


EXHIBIT "A"

LOT 3 OF WEST FORK ESTATES II SHORT PLATS, RECORDED IN BOOK "2" OF SHORT PLATS, PAGE 160, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 3 OF THE WEST FORK ESTATES II SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 160, IN SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF THE WEST FORK ESTATES II SHORT PLAT, RECORDED IN BOOK 2, PAGE 160 OF SKAMANIA COUNTY SHORT PLATS AND THE CENTERLINE OF A PRIVATE ROAD KNOWN AS MATHEWS ROAD LOCATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 45°03'32" EAST ALONG THE SOUTHEAST LINE OF SAID LOT 4, A DISTANCE OF 260 FEET, MORE OR LESS TO THE CENTERLINE OF THE WEST FORK WASHOUGAL RIVER;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE MOST NORTHEASTERLY CORNER OF LOT 3 OF SAID WEST FORK ESTATES II SHORT PLAT;

THENCE SOUTH 45°03'32" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 280 FEET, MORE OR LESS, TO SAID CENTERLINE OF THE MATHEWS ROAD;

THENCE NORTH 38°40'25" WEST ALONG SAID CENTERLINE OF THE MATHEWS ROAD, A DISTANCE OF 87.80 FEET;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF THE MATHEWS ROAD AND A CURVE TO THE LEFT, A DISTANCE OF 12.75 HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 04°52'17" FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 10-30-19 Parcel# 02052000021200
fm