

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

2019-002262

11/19/2019 11:47 AM

Request of: ANDERSON BUSINESS ADVISORS, LLC



FILED AT THE REQUEST OF:
AFTER RECORDING MAIL TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

This space reserved for Recorder's use

STATUTORY WARRANTY DEED

THE GRANTOR, TNT 1993, LLC, for and in consideration of Ten Dollars (\$10.00) in hand paid, conveys and warrants to **Timothy T.K. Chen and Theresa M. Chen, Trustees, or their successors in trust, of the Chen Living Trust dated July 3, 2015, and any amendments thereto**, the following described real estate, situated in the County of Skamania, State of Washington:

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

Abbreviated Legal Description: #1800 Section 34 Township 2N Range 5E

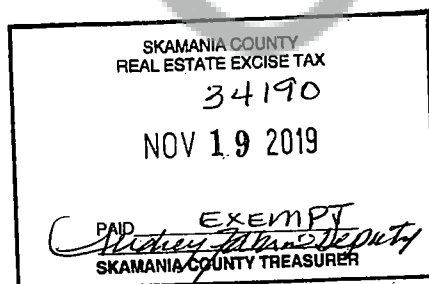
Assessor's Parcel Number: 02053420180000



More commonly known as: 82 Tree Ific Drive West, Washougal, Washington 98671

Grantor WARRANTS that Grantor has good right and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

The singular terms "Grantor" and "Grantee" as used in this instrument shall be construed to include the plural.



Dated this 11 day of OCTOBER, 2019

Theresa Chen

Theresa Chen, President of TNT 1993 Management, Corporation,
on behalf of TNT 1993, LLC, as its Manager

Acknowledgement

State of Washington)
County of Clark) ss.
)

On this day personally appeared before me Theresa Chen, President of TNT 1993 Management, Corporation, on behalf of TNT 1993, LLC, as its Manager known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 11th day of October, 2019.

Valerie A. Dyer
Signature of Notary

Notary Public in and for the State of Washington
Residing at Washougal
My Commission Expires: 12-15-2021

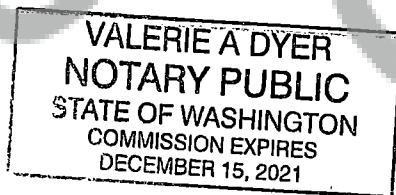


EXHIBIT "A"
LEGAL DESCRIPTION

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

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER WITH THE WEST LINE OF THE SAID SECTION 34; THENCE FOLLOWING THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER EASTERLY TO A POINT 200 FEET EAST OF THE WEST LINE OF THE SAID SECTION 34, SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE PARALLEL TO THE WEST LINE OF SAID SECTION 34 NORTH 435 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF A CERTAIN PRIVATE ROAD AS STAKED OUT AND ESTABLISHED ON JUNE 6, 1938; THENCE EASTERLY FOLLOWING THE CENTER OF SAID PRIVATE ROAD TO A POINT 400 FEET EAST OF THE WEST LINE OF THE SAID SECTION 34; THENCE PARALLEL TO THE WEST LINE OF THE SAID SECTION 34 SOUTH 435 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER; THENCE WESTERLY FOLLOWING THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER 200 FEET, MORE OR LESS, TO THE INITIAL POINT.

TOGETHER WITH THAT PORTION CONVEYED TO DORSEY M. LIEBHART, ET US, BY BOUNDARY LINE AGREEMENT RECORDED UNDER RECORDING NO. 121892, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO JAY B. JONES, BY BOUNDARY LINE AGREEMENT RECORDED UNDER RECORDING NO. 121892, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 11-19-19 Parcel# 2-5-34-2-1800

