

2019-002530

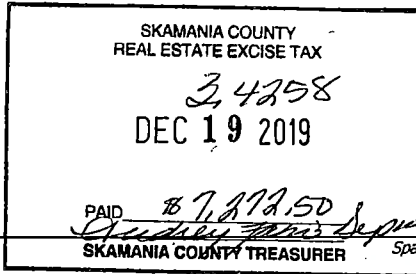
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AFTER RECORDING MAIL TO:

Thaddeus M. Roth and Abigail W. Roth
330 NW Kanaka Creek Rd
Stevenson, WA 98648



Filed for Record at Request of:
First American Title Insurance Company

STATUTORY WARRANTY DEED

File No: **4286-3344810 (SC)**

Date: **December 17, 2019**

Grantor(s): **Ronald Richards and Terryl Steeves, married, as joint tenants with right of survivorship**

Grantee(s): **Thaddeus M. Roth and Abigail W. Roth, husband and wife**

Abbreviated Legal: **Ptn of STEVENSON PARK ADDITION Lot 1, Bk A/Pg 38**

Additional Legal on page: **3**

Assessor's Tax Parcel No(s): **03073614290000**

THE GRANTOR(S) Ronald Richards and Terryl Steeves, married, as joint tenants with right of survivorship for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Thaddeus M. Roth and Abigail W. Roth, husband and wife**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

See attached Exhibit A attached hereto for complete legal description

Subject To: This conveyance is 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.

Ronald Richards
Ronald Richards
Terryl Steeves
Terryl Steeves

STATE OF Washington)
COUNTY OF Skamania Clark)-ss
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I certify that I know or have satisfactory evidence that **Ronald Richards and Terryl Steeves**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/18/19

Shelby L. Cauffman
Shelby L. Cauffman
Notary Public in and for the State of Washington
Residing at: Vancouver
My appointment expires: 05/19/2019

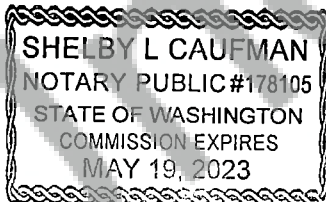


EXHIBIT A

A portion of Lot 1 of STEVENSON PARK ADDITION, according to the recorded plat thereof, recorded in Book A of Plats, Page 38, in the County of Skamania, State of Washington, described as follows:

Commencing at the Southwesterly corner of said Lot 1; thence following the Westerly line of the said Lot 1, Northwesterly a distance of 170 feet (Meas. North $24^{\circ} 37' 58''$ West, 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS" and the Point of Beginning of the tract hereby described; thence at a right angle in a Northeasterly direction (Meas. North $65^{\circ} 10' 12''$ East, 114.92 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS"; thence continuing North $65^{\circ} 10' 12''$ East, 39.19 feet, more or less to intersect with the center of Kanaka Creek; thence following the center of Kanaka Creek in the Northwesterly direction to a point located 150 feet South of the North line of said Lot 1; thence West (Meas. North $89^{\circ} 09' 59''$ West, 126.74 feet, more or less, to the Easterly right-of-way of Kanaka Creek Road, as per right-of-way map, Kanaka Creek Road and NW Gropper Road to E Loop Road Improvement Plan, dated 2015; thence in a Southeasterly direction following the Easterly right-of-way of said Kanaka Creek Road, back to the Point of Beginning.

EXCEPTING THEREFROM: that portion lying Northerly of Line "A" as described in Segment "A" attached hereto.

SEGMENT "A"

Line "A"

Commencing at the Southwesterly corner of Lot 1 of STEVENSON PARK ADDITION, according to the recorded plat thereof, recorded in Book A of Plats, Page 38, in the County of Skamania, State of Washington; thence following the Westerly line of said Lot 1, North $24^{\circ} 37' 58''$ West, a distance of 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS"; thence Northwesterly following the Easterly right-of-way line of County road known and designated as Kanaka Creek Road, per right-of-way map, Kanaka Creek Road and NW Gropper Road to E Loop Road Improvement Plan, dated 2015, over the following two (2) courses; 1) North $24^{\circ} 37' 58''$ West, 74.10 feet to a point on a tangent curve concave Southwesterly having a radius of 598.00 feet; 2) thence Northwesterly along said tangent curve through a central angle of $18^{\circ} 39' 04''$, an arc length of 194.66 feet, a chord which bears North $33^{\circ} 57' 31''$ West, a chord length of 193.80 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS" last said point being the Point of Beginning of Line "A"; thence North $61^{\circ} 53' 13''$ East, 60.02 feet to a reference monument, being a 5/8-inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS", thence continuing North $61^{\circ} 53' 13''$ East, 37.31 feet, more or less, to the center of Kanaka Creek, and the Terminus of Line "A".

Skamania County Assessor

Date 12/19/19 Parcel# 3-7-36-1-4-2900