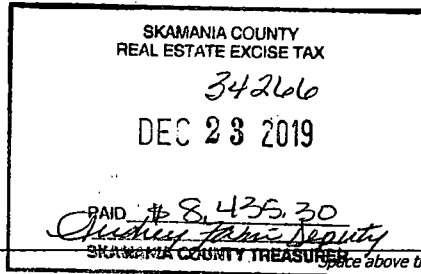




AFTER RECORDING MAIL TO:

Greg D. Gifford and Debbie G. Gifford  
2072 Belle Center Rd  
Washougal, WA 98671



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

### STATUTORY WARRANTY DEED

File No: 4283-3327082 (KC)

Date: December 16, 2019

Grantor(s): John Breen, as personal representative of Estate of Timothy C. Eten, Jr., deceased

Grantee(s): Greg D. Gifford and Debbie G. Gifford

Abbreviated Legal: SW ¼ SEC 5 T1N R5E WM

Additional Legal on page:

Assessor's Tax Parcel No(s): 01-05-05-0-0-0601-00

**THE GRANTOR(S) John Breen, as personal representative of Estate of Timothy C. Eten, Jr., deceased** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Greg D. Gifford and Debbie G. Gifford, 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:


**A tract of land in the Southwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at the Southwest Quarter of said Section 5; thence North 00°46'52" East along the West line of said Southwest Quarter 834.82 feet; thence South 89°13'08" East 660 feet, thence North 00°46'52" East 244.79 feet; thence South 89°13'08" East 330 feet to the True Point of Beginning. Thence South 00°46'52" West parallel with the West line of said Southwest Quarter 612.83 feet to the North right-of-way of the Belle Center Road; thence following said right-of-way line, along an arc of a 348.3 foot radius curve to the right, (the incoming tangent of which is South 89°45'52" East) for an arc distance of 209.91 feet; thence South 49°49'40" East, 155 feet more or less to the East line of the said West half of the Southwest Quarter; thence northerly along said East line 810 feet, more or less to a point South 09°13'08" East of the true point of beginning.**

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.

Skamania County Assessor

John Breen, as personal representative of Estate  
of Timothy C. Eten, Jr., deceased

Date 12-23-19 Parcel # 1-S-S-601

  
John Breen, Personal Representative

STATE OF Washington )  
COUNTY OF Skamania )-ss  
)

I certify that I know or have satisfactory evidence that **John Breen, Personal representative**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the of **John Breen, as personal representative of Estate of Timothy C. Eten, Jr., deceased** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/18/2019

  
\_\_\_\_\_

Notary Public in and for the State of Washington  
Residing at: Vancouver  
My appointment expires:

04/19/2023