

When recorded return to:

Bradley L Nicholson
421 Country Club Rd.
Hood River, OR 97031

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S19-0679JA

Statutory Warranty Deed

THE GRANTOR Judith I. Bean, as Personal Representative of the Estate of Eldon Leonard Schalk, deceased, pursuant to Skamania County Superior Court Case No. 19-4-00001-30 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Bradley L Nicholson, a single man the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Lots 1,2, Ptn 3, 6-11 HOODVIEW HOME SITES Bk A / Pg 122 & Ptn Sec 19, T3N, R10E W.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7-10, 12, 13 OF THE PRELIMINARY TITLE REPORT DATED DECEMBER 5, 2019 FILE NUMBER S19-0679KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Im 12/30/19

Tax Parcel Number(s): 03-10-19-3-4-0300-00, 03-10-19-3-4-0101-00

Dated 12-21-19

The Estate of Eldon Leonard Schalk

By: Judith I. Bean
Judith I Bean, Personal Representative

34292
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

DEC 30 2019

PAID 14,540.00
by deputy
SKAMANIA COUNTY TREASURER

STATE OF Washington
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Judy I Bean
is/are the person(s) who appeared before
me, and said person(s) acknowledge that She signed this instrument, on oath stated She
is/are authorized to execute the instrument and acknowledge that as the
Personal Representative of The Estate of Eldon Leonard Schalk
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 27, 2019



Julie A Andersen
Julie A Andersen
Notary Public in and for the State of Washington
Residing at Carson, Washington
My appointment expires: June 17, 2022

EXHIBIT A

Skamania County Assessor

PARCEL I: 03-10-19-3-4-0300-00

Date 12-30-19 Parcel# 03101934030000
Jm

That portion of Lots 1, 6, 7, 8, 9, 10 and 11 of HOODVIEW HOME SITES, according to the Plat thereof, recorded in Book 'A' of Plats, Page 122, records of Skamania County, Washington, and a portion of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Point of Beginning, which is the Northeast corner of Lot 1 of said HOODVIEW HOME SITES (Book A, Page 122) and a found Iron Pipe set by an unrecorded survey by James Nims, license 9409;

thence South 86° 28' 00" East, a distance of 50.43 feet to the beginning of a curve tangent to said line; thence easterly a distance of 6.00 feet along the curve concave to the North, having a radius of 114.67 feet and a central angle of 3° 00' 00";

thence South 89° 28' 00" East tangent to said curve, a distance of 74.40 feet to a Red Plastic Cap marked "Bell Design 41954" set on a 5/8" rebar;

thence North 49° 53' 40" East, a distance of 38.39 feet to the beginning of a curve tangent to said line having a radius of 64.99 feet and a central angle of 56° 58' 39" and being subtended by a chord which bears North 10° 01' 20" East 62.00 feet;

thence northeasterly along said curve, a distance of 64.63 feet;

thence North 18° 28' 00" West tangent to said curve, a distance of 8.66 feet to the beginning of a curve tangent to said line;

thence northerly, northeasterly and easterly a distance of 72.82 feet along the curve concave to the southeast, having a radius of 35.00 feet and a central angle of 119° 13' 00";

thence South 79° 15' 00" East tangent to said curve, a distance of 92.37 feet;

thence North 34° 01' 00" West, a distance of 237.71 feet to a point being North 34° 01' 00" West of a found yellow plastic cap set by a Trantow Survey recorded in AFN 9338;

thence North 87° 39' 00" West, a distance of 276.10 feet to a found Iron Pipe set as shown in the said HOODVIEW HOME SITES plat;

thence South 03° 01' 00" West, a distance of 438.70 feet to a point South 03° 01' 00" East 55.37 of a found Iron Pipe as shown on said HOODVIEW HOME SITES plat;

thence South 70° 46' 00" East, a distance of 49.63 feet to the north-south center section line of said Section 19;

thence South 01° 23' 09" West, a distance of 346.52 feet along said center section line to the South Quarter Corner of said Section 19;

thence North 88° 45' 14" East along the south line of said Section 19, a distance of 65.70 feet;

thence North 03° 32' 00" East, a distance of 473.75 feet more or less to the Point of Beginning.

EXCEPTING THEREFROM any portion lying within Hood View Road as shown of record by the Plat of HOODVIEW HOME SITES, recorded in Book 'A' of Plats, Page 122, records of Skamania County.

Skamania County Assessor

PARCEL II: 03-10-19-3-4-0101-00

Date 12-30-19 Parcel# 03101934010100
Jm

That portion of Lots 2 and 3, HOODVIEW HOME SITES, according to the Plat thereof, recorded in Book 'A' of Plats, Page 122, records of Skamania County, Washington, and a portion of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Point of Beginning, which is the Northwest corner of Lot 2 of said HOODVIEW HOME SITES (Book A, Page 122) and a found Iron Pipe set by an unrecorded survey by James Nims, license 9409;

thence South 86° 28' 00" East, a distance of 50.43 feet to the beginning of a curve tangent to said line; thence easterly a distance of 6.00 feet along the curve concave to the north, having a radius of 114.67 feet and a central angle of 3° 00' 00";

thence South 89° 28' 00" East tangent to said curve, a distance of 74.40 feet to a Red Plastic Cap marked "Bell Design 41954" set on a 5/8" rebar;

thence South 00° 32' 00" West, a distance of 137.97 feet to a Red Plastic Cap marked "Bell Design 41954" set on a 5/8" rebar;

thence North 84° 46' 00" East, a distance of 326.07 feet;

thence South 34° 01' 00" East, a distance of 416.27 feet;

thence South 88° 45' 14" West, a distance of 716.36 feet;

thence North 03° 32' 00" East, a distance of 473.75 feet more or less to the Point of Beginning.

EXCEPTING THEREFROM the East 60' Lot 3, HOODVIEW HOME SITES, according to the Plat thereof, recorded in Book 'A' of Plats, Page 122, records of Skamania County.

Unofficial
Copy