



When recorded return to:

Christopher P. Creagan and Shelby Creagan  
325 Junko lane  
Woodland, WA 98674

## STATUTORY WARRANTY DEED

CTV8919

The Grantor, **Three Rivers Recreational Area-Sauer, LLC, a Washington Limited Liability Company**

for and in consideration of **Ten Dollars and other valuable consideration and seller is part of an IRC 1031 tax deferred exchange**

in hand paid, conveys, and warrants to **Christopher P. Creagan and Shelby Creagan, husband and wife**

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

**SEE ATTACHED EXHIBIT "A"**

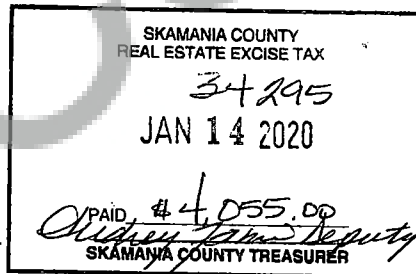
**Lot 4 of the Dave Creagan Short Plat and Angry Landy and Pine Tree Short Plat**

Tax Parcel Numbers(s): **07 06 23 1 0 1001 00 , 07 06 23 1 0 1002 00** *ym 1/14/2020*

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

Dated: **January 13, 2020**

**Gerald Sauer, Authorized Signatory  
Three Rivers Recreational Area-Sauer, LLC**



**Mary Sauer, Authorized Signatory  
Three Rivers Recreational Area-Sauer, LLC**


STATE OF **Washington**

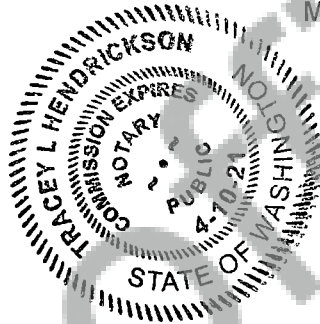
} ss.

COUNTY OF **Clark**

I certify that I know or have satisfactory evidence that **Gerald Sauer and Mary Sauer** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the **Authorized Signatory of Asset Preservation, Inc. as Qualified Intermediary #118219** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: **1.13.2020**

  
\_\_\_\_\_  
**Tracey L. Hendrickson**  
Notary Public in and for the State of Washington  
Residing at **Washougal**  
My appointment expires: **4/10/2021**



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Exhibit A

PARCEL I

A TRACT OF LAND LOCATED IN A PORTION OF THE "DAVE CREAGAN" SHORT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2004163613, RECORDS OF SKAMANIA COUNTY, WASHINGTON, IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 23;

THENCE SOUTH 89°07'55" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1505.78 FEET TO A POINT ON THE CENTERLINE OF PINE CREEK;

THENCE SOUTH 32°00'00" EAST, ALONG SAID CENTERLINE FOR A DISTANCE OF 197.00 FEET;

THENCE SOUTH 20°16'47" EAST FOR A DISTANCE OF 177.74 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 87°35'18" WEST FOR A DISTANCE OF 1679.76 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 01°20'10" EAST, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER FOR A DISTANCE OF 286.00 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 1-14-20 Parcel# 07062310100100

YM

UNOFFICIAL COPY

PARCEL II

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7, NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 01°20'10" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 666.18 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°12'52" EAST FOR A DISTANCE OF 1663.57 FEET;

THENCE SOUTH 12°09'53" EAST FOR A DISTANCE OF 193.18 FEET;

THENCE SOUTH 12°00'00" EAST FOR A DISTANCE OF 96.26 FEET;

THENCE SOUTH 25°00'00" EAST FOR A DISTANCE OF 55.17 FEET;

THENCE NORTH 89°15'21" WEST FOR A DISTANCE OF 1655.36 FEET;

THENCE SOUTH 01°20'10" WEST FOR A DISTANCE OF 333.02 FEET;

THENCE SOUTH 89°17'49" EAST FOR A DISTANCE OF 16.00 FEET;

THENCE SOUTH 01°20'10" WEST FOR A DISTANCE OF 333.02 FEET;

THENCE SOUTH 89°20'18" EAST FOR A DISTANCE OF 1934.60 FEET;

THENCE SOUTH 03°16'18" WEST FOR A DISTANCE OF 163.59 FEET;

THENCE SOUTH 42°00'00" WEST FOR A DISTANCE OF 148.78 FEET;

THENCE SOUTH 01°00'00" EAST FOR A DISTANCE OF 56.56 FEET;

THENCE NORTH 89°22'46" WEST FOR A DISTANCE OF 1949.45 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE NORTH 01°20'10" EAST, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 1332.36 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 1-14-20 Parcel# 07062310100200

JM