

AFTER RECORDING MAIL TO:
Toby Warren and Andrea Warren
32 Neilson Road
Stevenson, WA 98648

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

2020-000091

01/14/2020 01:47 PM

Request of: COLUMBIA GORGE TITLE



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 19-386953

Statutory Warranty Deed

Abbreviated Legal: W.A. Ptn Sec 34 T2N, R6E W. M. AKA Lots 1-6
Additional legal(s) on page: Duncan Creek Add Bk A Pg 85
Assessor's Tax Parcel Number(s): 02063413090000

THE GRANTOR **Penelope Nuno**, as **Personal Representative of the Estate of Theodore L. Austad, deceased**, pursuant to **Cowlitz County Superior Court Case No. 19-4-00113-08**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Toby Warren and Andrea Warren, husband and wife~~ ^{and Toby Warren and husband}, the following described real estate, situated in the County of Skamania, State of Washington:

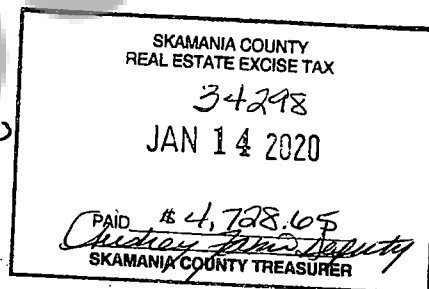
SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 7 day of January, 2020

Estate of Theodore L. Austad, deceased

By [Signature] pr [Signature] Date: 1/7/2020
Penelope Nuno, Personal Representative



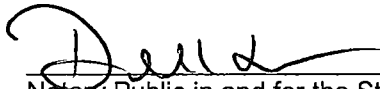
STATE OF WASHINGTON }

SS.

County of Clark }

On this . _____ day of .January, 2020, before me personally appeared Penelope Nuno, to be known to be the Personal Representative, of Estate of Theodore L. Austad, deceased, pursuant to Cowlitz County Superior Court Case No. 19-4-00113-08, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

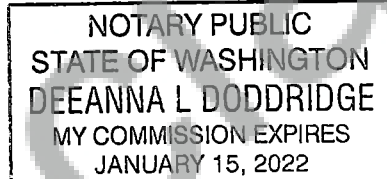
Given under my hand and official seal the day and year last above written.



Notary Public in and for the State of WASHINGTON

Residing at: Vancouver

My appointment expires: January 15, 2022



Unofficial Copy

EXHIBIT "A"

PARCEL A:

Beginning at a point of intersection of the West bank of Duncan Creek in Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, with the North line of the North Bank Highway, and running thence Northwesterly along the said West bank of Duncan Creek 71 feet; thence Southwesterly, parallel with the North line of said North Bank Highway, 100 feet; thence Southeasterly, parallel with the West bank of said Duncan Creek 71 feet to the North line of said North Bank Highway; thence Northeasterly along the North line of said North Bank Highway 100 feet to the place of beginning, being identical with Lot 1 and the Easterly 30 feet of Lot 2 of DUNCAN CREEK ADDITION.

ALSO Lots 4, 5 and 6 of DUNCAN CREEK ADDITION, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

PARCEL B:

Commencing at the point of intersection of the West bank of Duncan Creek in Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, with the Northerly line of the North Bank Highway; thence Southwesterly along said Northerly line of the North Bank Highway a distance of 60 feet to the place of beginning of the land hereby conveyed, the said point of beginning being the Southwest corner of the tract of land owned by Mary M. Reath and which is fully described by correction deed executed by William Sams and George S. Nielson to the said Mary M. Reath, dated December 31, 1923, from said point of beginning running; thence Northwesterly parallel to the West bank of Duncan Creek and along the West line of the said tract of land owned by Mary M. Reath as aforesaid a distance of 100 feet; thence Southwesterly parallel to the North line of the North Bank Highway a distance of 100 feet; thence Southeasterly parallel to the West bank of Duncan Creek, a distance of 100 feet to the North line of the North Bank Highway; thence Northeasterly along the North line of the North Bank Highway a distance of 100 feet to the place of beginning.

EXCEPTING Therefrom the Easterly forty feet thereof conveyed to Thomas Reath by Deed recorded at Page 237, Book 'V' of Deeds.

Skamania County Assessor

Date 1-14-20 Parcel # 2-6-34-1-3-900
DW