

Skamania County, WA

Total: \$106.50

DEED

Pgs=4

Request of: BRUCE KOTZIAN

2020-000949

04/27/2020 11:21 AM



00003388202000009490040041

WHEN RECORDED RETURN TO:

Bruce Kotzian

912 NW Nicklaus Ct

Stevenson Washington, 98648

DOCUMENT TITLE(S)

Quit Claim Deed

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

GRANTOR(S): Ivan Howell

☐ Additional names on page _____ of document.

GRANTEE(S): Bruce Kotzian

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lot 2 of Section 35, Township 3 North, Range 8 East, W.M. (NE 1/4, NW 1/4)

☐ Complete legal on page 2 of document.

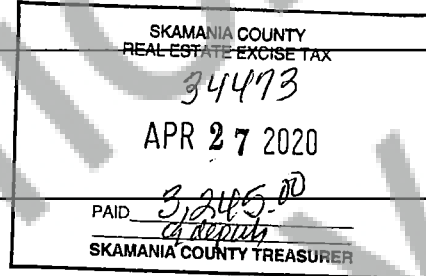
TAX PARCEL NUMBER(S): 03083500020000

Skamania County Assessor

Date 4-27-20 Parcel# 03083500020000

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

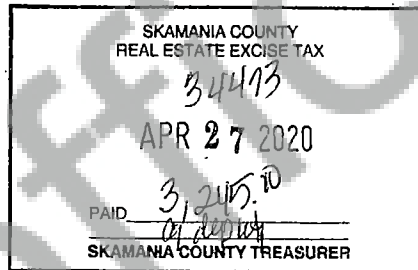


Prepared By

Kelly Kotzian
912 NW Nicklaus Ct
Stevenson, Washington
98648

After Recording Return To

Bruce Kotzian
912 NW Nicklaus Ct
Stevenson, Washington
98648



Space Above This Line for Recorder's Use

WASHINGTON QUIT CLAIM DEED

State of Washington

Skamania County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Forty Thousand Dollars (\$240,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Ivan Howell, a single individual, residing at 364 S.W. Foster Creek Rd, Stevenson, Washington, 98648.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Bruce Kotzian, a married individual, residing at 912 NW Nicklaus Ct, Stevenson, Washington, 98648 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Skamania County, Washington, to-wit:

Howell Tract, Parcel No. 03083500020000, Book: Q, Page: 407, Map: S/U-OS/R20, Lot: 2 of Section 35 according to the records of Deeds of Skamania County, Washington. All that portion of the Northeast Quarter of the Northwest Quarter (NE1/4, NW 1/4) and Government Lot 2 of Section 35, Township 3 North, Range 8 East, W.M., lying Northeasterly of the tract of land conveyed to the County of Skamania by deed dated December 10, 1917, and recorded January 21, 1918, Book Q, at page 407 of Deeds, records of Skamania County, Washington. Including Thereto: A tract of land Located in Section 35, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington, conveyed to Skamania County, as recorded by deed in Book Q, at Page 407 of Book of Deeds, lying East of a line that is ninety (90) feet Easterly of the centerline of Wind Mountain Road No. 30390, as it exists and used on May 1, 2007, per Engineering's Drawing File in Skamania County's Engineering Office under file no. 8-8.-A0.08,

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Skamania County Assessor
Date 4-27-20 Parcel# 03083500020000 ^{2m}

Grantor's Signature Ivan Howell Date April 24 2020

Print Name: Ivan Howell

Address: 364 S.W. Foster Creek Rd, Stevenson, Washington, 98648

State of Washington)

County of Skamania)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRUCE KOTZIAN IVAN HOWELL whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being

informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of April, 2020.

Lisa M. Austin (SEAL)
Notary Public

My Commission Expires: 2/15/2024

