

Skamania County, WA
Total: \$107.50
DEED
Pgs=5

2020-001052

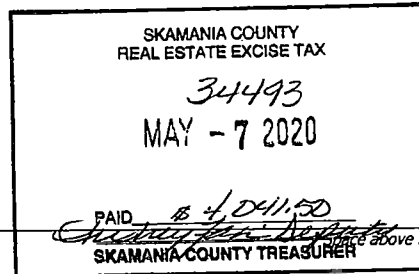
05/07/2020 03:37 PM

Request of: COLUMBIA GORGE TITLE



AFTER RECORDING MAIL TO:

Gerald S. Cowan
11472 Washougal River Rd
Washougal, WA 98671



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

STATUTORY WARRANTY DEED

File No: **4286-3442437 (SC)**

Date: **May 04, 2020**

Grantor(s): **Maeva Pierce, Personal Representative of the Estate of Philaine O'Brien Lajoie and Judi O'Brien**

Grantee(s): **Gerald S. Cowan, an unmarried man**

Abbreviated Legal: **LOTS 15, 16, 17 of Preacher's Row**

Additional Legal on page: **5**

Assessor's Tax Parcel No(s): **02053332050000**

jm 5/7/2020

THE GRANTOR(S) Maeva Pierce, Personal Representative of the Estate of Philaine O'Brien Lajoie and Judi O'Brien as her separate estate for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Gerald S. Cowan, an unmarried man**, 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:

For legal description, see Exhibit "A" and by this reference made a part hereto

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.

Estate of Philaine O'Brien Lajoie

Maeva Pierce

Maeva Pierce, as Personal Representative

Judi O'Brien, as her separate estateSTATE OF Washington)
COUNTY OF CLARK)-SS)

I certify that I know or have satisfactory evidence that **Maeva Pierce**, 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 **Personal Representative** of **Estate of Philaine O'Brien Lajoie** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-5-2020Sherril StringfellowNotary Public in and for the State of Washington
Residing at: Vancouver
My appointment expires: 3/16/2023STATE OF California)
COUNTY OF)-SS)

SHERRI L STRINGFELLOW
Notary Public
State of Washington
Commission # 103354
My Comm. Expires Mar 16, 2023

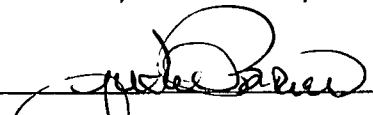
I certify that I know or have satisfactory evidence that **Judi O'Brien**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

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

Estate of Philaine O'Brien Lajoie

Maeva Pierce, as Personal Representative



Judi O'Brien, as her separate estate

STATE OF Washington)
)-ss
COUNTY OF)

I certify that I know or have satisfactory evidence that **Maeva Pierce**, 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 **Personal Representative** of **Estate of Philaine O'Brien Lajoie** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

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

STATE OF California)
)-ss
COUNTY OF)

I certify that I know or have satisfactory evidence that **Judi O'Brien**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 5/4/2020 before me, Henry F. Ruiz, Notary Public
(insert name and title of the officer)

personally appeared Judi O'Brien
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Henry F. Ruiz (Seal)

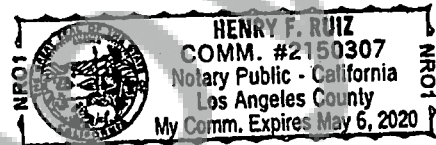


EXHIBIT "A"

PARCEL I

That portion of Lots 15, 16 and 17, PREACHER'S ROW LOTS, according to the Official Plat thereof recorded in Book A, Page 103, of Skamania County, Washington, lying Southeasterly of the Southerly right of way line of the County Road known and designated as the Salmon Falls Road.

PARCEL II

A parcel of property lying with Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 33 as shown in a Survey by Olson Engineering, Inc., recorded in Book 1 at Page 234, records of Skamania County;

Thence South 89° 42' 40" East along the South line of said Northwest Quarter 775.00 feet;

Thence North 00° 17' 20" East leaving said South line at right angles 172.88 feet to a point which bears South 89° 42' 40" East 21.81 feet from a threaded half inch rod;

Thence North 89° 42' 40" West 6 feet, more or less, to the fog line on the Southeasterly edge of the Washougal River Road and the True Point of Beginning.

Thence South 89° 42' 40" East a distance of 87 feet, more or less, to the bluff above the Washougal River;

Thence South 52° 17' 20" West along the bluff a distance of 54 feet;

Thence North 47° 42' 40" West 60 feet to the Point of Beginning.

Skamania County Assessor

Date 5-7-20 Parcel# 02053332050000
dm