



00003885202000013540050057

WHEN RECORDED RETURN TO:

Matthew C & Rachel Juarez

762 Wantland Road

Washougal, WA 98671

This document is being rerecorded to correct the legal description

DOCUMENT TITLE(S)

Statutory Warranty Deed

REFERENCE NUMBER(S) of Documents assigned or released:

Book 158, Page 321

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Emmie Lombardi, who acquired title as Emmie Johnson, as her separate estate

☐ Additional names on page _____ of document.

GRANTEE(S):

Matthew Chaves Juarez and Rachael Juarez, husband and wife, as to an undivided 60.75% interest, and Joseph C. Juarez and Diane Juarez, husband and wife, as to an undivided 39.25% interest

☐ Additional names on page _____ of document.

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

Ptn. Sec 34, T2N, R5E W.M.

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

02-05-34-0-0-0101-00

jm 6/11/2020

☐ 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.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
34542
JUN 11 2020
PAID exempt
Matthew Juarez Rachael Juarez
SKAMANIA COUNTY TREASURER

FILED FOR RECORD
This Space Reserved for Recorder's Use
SKAMANIA CO. WASH
BY *Chuk Co. Little*
Jul 11 11 00 AM '96
U. O. Oates
AUDITOR
GARY H. OLSON

Filed for Record at Request of
Clark County Title Company
AFTER RECORDING MAIL TO:

Name EAGLE EXCHANGE CORPORATION
Address 1700 SW FOURTH, SUITE 103
City, State, Zip PORTLAND, OR 97201-5512
Escrow number: 46700CF.

125710 Statutory Warranty Deed BOOK 158 PAGE 301

THE GRANTOR **EMMIE LOMBARDI**, WHO ACQUIRED TITLE AS **EMMIE JOHNSON**, AS HER SEPARATE ESTATE

for and in consideration of \$75,000.00, A PORTION OF WHICH IS PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC §1031 EXCHANGE, in hand paid, conveys and warrants to **MATTHEW CHAVES JUAREZ AND RACHAEL JUAREZ, HUSBAND AND WIFE, AS TO AN UNDIVIDED 60.75% INTEREST, AND JOSEPH C. JUAREZ AND DIANE JUAREZ, HUSBAND AND WIFE, AS TO AN UNDIVIDED 39.25% INTEREST** the following described real estate, situated in the County of **SKAMANIA**, State of Washington: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND AGREEMENTS OF RECORD.

18180
NEW ESTATE DEED TAX

JUL 11 1996

PAID 960.00
[Signature]
SKAMANIA COUNTY TREASURER

Gary H. Olson, Skamania County Assessor
Date 7-11-96, Parcel # 2-3-34-01

Dated this 09 day of July, 1996

[Signature]
By EMMIE LOMBARDI

By _____ By _____

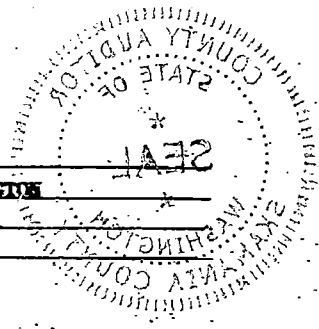
STATE OF WASHINGTON }
COUNTY OF CLARK } ss

Filed ☒
Recorded, v/c ☒
Indirect ☒
Filing ☒
Index ☒

I certify that I know or have satisfactory evidence that **EMMIE LOMBARDI JOHNSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: July 10, 1996



[Signature]
Notary Public in and for the State of WASHINGTON
Residing at VANCOUVER
My appointment expires 12-19-97



Unofficial
Copy

State of Washington
County of Skamania

I, Robert J. Waymire, Skamania County Auditor, do hereby
certify that the foregoing instrument is a true and correct
copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal
this 27th of May 2020.

Robert J. Waymire, County Auditor

By


Krista Nicklaus - Deputy


A portion of the Northeast quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the North line of the Northeast quarter of the Northeast quarter, North 89°09'24" West, 334.41 feet from the Northeast corner thereof; thence South 00°37'43" West, 380.96 feet to a half inch iron rod on the North right-of-way line of a 60 foot easement; thence following said North right-of-way line along the arc of a 120 foot radius curve to the right (the incoming tangent of which is South 51°38'06" West) for an arc distance of 90.82 feet; thence North 85°00'00" West, 111.93 feet; thence along the arc of 230 foot radius curve to the left for an arc distance of 101.03 feet; thence South 69°50'00" West, 203.18 feet; thence along the arc of a 120 foot radius curve to the right for an arc distance of 75.75 feet; thence North 74°00'00" West, 7.02 feet; thence along the arc of a 180 foot radius curve to the left for an arc distance of 120.43 feet; thence leaving said North right-of-way line, North 79°40'00" West, 250.88 feet to a point on the West line of the Northeast quarter of the Northeast quarter; thence North 00°57'23" East along said West line, 475.26 feet, to a 5/8" iron rod at the Northwest corner thereof; thence South 89°08'24" East, 973.62 feet to the Point of Beginning.

ALSO KNOWN as Tract No. 2 of Survey recorded June 2, 1978, under Auditor's File No. 86503, records of Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO that certain road easement described under Auditor's File Nos. 85612, 85613, 85614 and 86117, Skamania County Deed Records.

Gary H. Martin, Skamania County Auditor

Dec 7-11-96, Parcel # 2-5-34-101

(Signature)

EXHIBIT "A"

A portion of the Northeast Quarter of the Northeast Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the North line of the Northeast Quarter of the Northeast Quarter, North 89° 27' 32" West, 327.85 feet from the Northeast corner thereof, said point being the Northwest corner of the East Half of the East Half of the Northeast Quarter of the Northeast Quarter; thence South 00° 37' 43" West along the West line thereof, 368.12 feet to a ½ inch iron rod on the North Right-of-Way line of a 60 foot easement; thence following said North right of way line along the arc of a 120 foot radius curve to the right (the incoming tangent of which is South 51° 38' 06" West) for an arc distance of 90.82 feet; thence North 85° 00' 00" West, 111.93 feet; thence along the arc of a 230 foot radius curve to the left for an arc distance of 101.03 feet; thence South 69° 50' 00" West, 203.18 feet; thence along the arc of a 120 foot radius curve to the right for an arc distance of 75.75 feet; thence North 74° 00' 00" West, 7.02 feet; thence along the arc of a 180 foot radius curve to the left for an arc distance of 120.43 feet; thence South 67° 40' 00" West, 48.36 feet; thence leaving said North Right-of-Way line, North 79° 40' 00" West, 259.69 feet to a point on the West line of the Northeast Quarter of the Northeast Quarter; thence North 00° 48' 50" East along said West line, 455.50 feet, to a 5/8 inch iron rod at the Northwest corner thereof; thence South 89° 27' 32" East, 983.54 feet to the point of beginning.

ALSO known as Lot 2 of the JACK SPRINKEL Survey, recorded June 2, 1978, in Book 1 of Surveys, Page 148, records of Skamania County.

Skamania County Assessor

Date 6-11-20 Parcel# 02053400010100
dm