

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

2020-001356

06/11/2020 10:52 AM

Request of: COLUMBIA GORGE TITLE



00003887202000013560030037

After recording, send document to:

Matthew C and Rachel Juarez
762 Wantland Rd
Washougal, Wa. 98671-7727

QUITCLAIM DEED
Under RCW 64.04.050

The grantor,
Joseph C Juarez and Diane Juarez, husband and wife, as to an undivided 19.250/0
interest

for and in consideration of: \$25,000 (25,000 dollars)

in hand paid, conveys and quitclaims to the grantee,

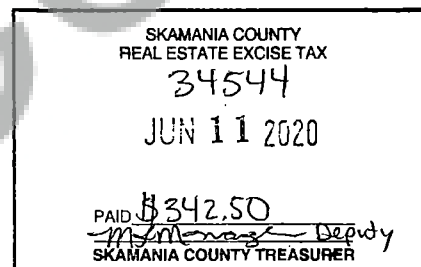
Matthew Chaves Juarez, and Rachel Juarez, husband and wife

all interest in the following described real estate situated in Skamania County, Washington —
legally described as: *Ptn. Sec 34, T2N, R5E W.M.*

See exhibit 'A'

Parcel ID: 02053400010100 *ym 6/11/20*

Associated document reference numbers: None



Source of title:

Deed book 158 Pages 321 & 322 in Skamania County, Washington
recorder's office.

Subject to:

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

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

LW

Dated this 17 day of March, 2020

Signed, sealed and delivered in the presence of:

Joseph C Juarez
Signature
Capacity: _____

Diane Juarez
Signature
Capacity: _____

Signature
Capacity: _____

Signature
Capacity: _____

Signature
Capacity: _____

Signature
Capacity: _____

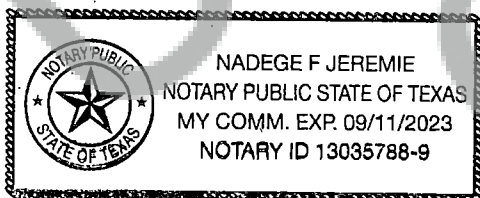
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Texas)
COUNTY OF Collin) ss.

On this day personally appeared before me Joseph Juarez and
Diane Juarez

to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17th day of March, 2020.



NaDege F. Jeremie
Notary Public in and for the state of Washington, Texas
residing at: 1602 E. Exchange Pkwy
Allen TX 75002
NaDege F. Jeremie
Print name
9/11/2023
Commission expiration date

This instrument prepared by: