

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

2020-001365

06/11/2020 04:10 PM

Request of: COLUMBIA GORGE TITLE



After recording, return to:

Columbia Gorge Title

PO Box 277

Stevenson WA 98648

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A

JUN 11 2020

Refer to tx # 30885

PAID *Handwritten signature* 10-16-14
SKAMANIA COUNTY TREASURER

Real Estate Excise Tax #30885; 31278
10/6/2014; 06/08/2015
Tax Parcel No. 03-10-02-0-0-0200-00

Space Above for Recording Information Only

WARRANTY FULFILLMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that GRANTOR Desmond E. Verley and Sheryl J. Verley, husband and wife, for consideration in hand paid, does hereby convey and warrant to GRANTEE Ryan Hamilton and Holly Hamilton, husband and wife, all of that certain property, including all interest therein acquired subsequently by the Grantor, situated in the County of Skamania, State of Washington, described as follows, to-wit:

A tract of land lying in Government Lot 4 of Section 2 and Government Lot 1 of Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Section 2; thence along the North line of said Section 2, South 89°47'01" East 740.00 feet; thence leaving said North line parallel with the West line of said Section 2, South 01°43'35" East 632.62 feet to the true point of beginning of this description; thence North 89°29'42" West 740.14 feet to the Northwest corner of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°36'55" West 329.77 feet to the Northwest corner of said tract of land and Northeast corner of that tract of land described in Book 144, Page 816, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°30'24" West 30.23 feet; thence leaving said North line, North 00°14'59" East 628.00 feet, more or less, to the intersection with the North line of said Section 3; thence along said North line, South 89°41'03" East 338.31 feet to the Northeast corner of said Section 3; thence along the East line of said Section 3, South 01°43'35" East 588.86 feet; thence leaving said East line, South 89°29'42" East 710.14 feet; thence South 01°43'35" East 40.03 feet to the true point of

Skamania County Assessor *Handwritten signature*

WARRANTY FULFILLMENT DEED - 1 Date 6-11-20 Parcel# 0310 0200 020000

beginning of this description.

Grantor reserving an easement for ingress, egress and utilities over the south 40.00 feet of even width of the above described property for the benefit of Grantor's retained property legally described on the attached Exhibit "A", allowing future development and short platting of the same, including residential construction.

This Deed is given in fulfillment of that certain Real Estate Contract dated the 6th day of October, 2014, and recorded on the 6th day of October, 2014, under Skamania Auditor's File No. 2014001703, as amended by that certain Amendment to Real Estate Contract dated the 5th day of June, 2015 and recorded on the 8th day of June, 2015, under Skamania Auditor's File No. 2015001084, between the parties hereto and is subject to any encumbrances created by the Grantees or Grantees' heirs, successors, and assigns, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said Contract.

07/22/2015
Date

Desmond E. Verley
Desmond E. Verley

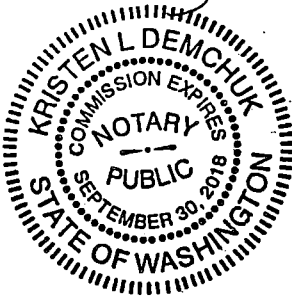
07/22/2015
Date

Sheryl J. Verley
Sheryl J. Verley

STATE OF Washington)
County of Klickitat) ss.

I certify that I know or have satisfactory evidence that Desmond E. Verley and Sheryl J. Verley are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 22, 2015.



Kristen L. Demchuk
NOTARY PUBLIC for the State of Washington
Residing in the County of Klickitat
My Commission Expires: 9-30-18

EXHIBIT "A"

LEGAL DESCRIPTION
for
Tax Parcel 03-10-0300-0100/00

Real Property of Seller benefitted by easement retained

A tract of land lying in Government Lot 1, Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Section 3; thence along the East line of said Section 3, South 01°43'35" East 283.86 feet to the Northeast corner of that tract of land described in Auditor's File No. 20140017179, Deed Records of Skamania County; thence leaving said East line along the North line of said tract of land, North 89°41'03" West 298.10 feet to the Northwest corner of said tract of land; thence along the West line of said tract of land, South 00°14'59" West 344.44 feet to the Southwest corner of said tract of land and intersection with the North line of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along said North line, North 89°36'55" West 19.77 feet to the Northeast corner of that tract of land described in Book 144, Page 816, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°30'24" West 380.31 feet to the Northwest corner of said tract of land; thence along the West line of said tract of land, South 06°34'23" West 656.76 feet to the Southwest corner of said tract of land and intersection with South line of said Government Lot 1; thence along said South line, North 89°05'07" West 506.96 feet to the Southwest corner of said Government Lot 1; thence the West line of said Government Lot 1, North 01°33'53" West 1,275.15 feet to the Northwest corner of said Government Lot 1 and North line of said Section 3; thence along said North line, South 89°41'03" East 1,308.03 feet to the point of beginning.

Except that land otherwise conveyed herein.

Skamania County Assessor

Date 6-11-20 Parcel# 03100200020000

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