

Skamania County, WA
Total: \$106.50
DEED
Pgs=4
Request of: CGT

2020-001649

07/06/2020 03:27 PM



When recorded return to:

Mr. and Mrs. Jon S Waters
50341 SR #14
Stevenson, WA 98648

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S20-0353TB

Statutory Warranty Deed

THE GRANTOR John F. Peyrollaz and Cloida F. Peyrollaz, Trustees of the John F. Peyrollaz and Cloida F. Peyrollaz Trust agreement dated November 13, 1996 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Jon S Waters and Joann J Waters, husband and wife the following described real estate, situated in the County of Skamania, State of Washington.

Abbreviated Legal:

Ptn. Sec 28, T3N, R8E W.M. , of Skamania County, in the State of Washington.

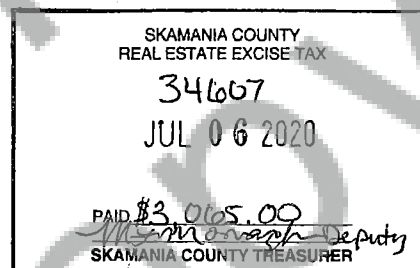
For Full Legal See Attached Exhibit "A"

TOGETHER WITH AN EASEMENT AS DESCRIBED IN THE ATTACHED EXHIBIT "B"

SUBJECT TO SPECIAL EXCEPTIONS 7-15 OF THE PRELIMINARY TITLE REPORT DATED May 20, 2020 FILE NUMBER S20-0353KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

^{6.S.}
Tax Parcel Number(s): 03-08-28-1-0-1200-00

Dated: 7/1/20



The John F. Peyrollaz and Cloida F Peyrollaz Trust
agreement dated November 13, 1996

John F. Peyrollaz, Trustee
By: John F Peyrollaz, Trustee

Cloida F. Peyrollaz, Trustee
By: Cloida F Peyrollaz, Trustee

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that John F Peyrollaz and Cloida F Peyrollaz
are the person(s) who appeared before
me, and said person(s) acknowledge that They signed this instrument, on oath stated They
is/are authorized to execute the instrument and acknowledge that as the
Trustees of The John F. Peyrollaz and Cloida F Peyrollaz Trust agreement
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 1, 2020



Tami Blake
Notary Public in and for the State of Washington
Residing at Stevenson
My appointment expires: 08-09-2020

EXHIBIT A

The Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian.

EXCEPT THE North 200 feet of the West 250 feet thereof;

EXCEPTING THEREFROM a tract of land situated in the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the center quarter corner along the South line of the Northeast Quarter of said Section 28 thereof; thence South 89° 47' 46" East, 225.32 feet to the true point of beginning; thence North 00° 09' 54" East, 91.69 feet; thence parallel with said South line, South 89° 47' 46" East, 456.79 feet; thence South 00° 02' 09" West, 91.66 feet to a point on said South line; thence West 456.79 feet to the true Point of Beginning.

FURTHER EXCEPTING THEREFROM that portion described as follows:

Beginning at a brass cap marking the Southwest corner of the Northeast Quarter of Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; thence North 00° 35' 00" East, 469.09 feet along the West line of said Northeast Quarter of Section 28 to a 5/8" rebar with a yellow plastic cap stamped "WA PLS 15673" marking the Southwest corner of that tract of land described in Quitclaim Deed, Skamania County Auditor's File Number 2006161403; thence South 89° 51' 27" East, 20.00 feet, along the South line of said tract, to a 5/8" rebar with an orange plastic cap Stamped "WA 51797 LS"; thence South 00° 35' 00" West, 377.44 feet, parallel with the West line of said Northeast Quarter of Section 28, to a 5/8" rebar with an orange plastic cap stamped "WA 51797 LS"; thence South 89° 47' 35" East, 149.21 feet to 5/8" rebar with an orange plastic cap stamped "WA 51797 LS"; thence South 00° 13' 40" West, 91.66 feet to a 5/8" rebar with an orange plastic cap stamped "WA 51797 LS"; thence North 89° 47' 53" West, 169.78 feet to the Point of Beginning.

Skamania County Assessor

Insert Exceptions Here

Date 7/6/20 Parcel# 3-8-28-1-0-1200
65

Exhibit "B"---
Easement Legal description

From

Parcel No. 003082800020100

To

Parcel No. 003082810120000

Prepared for: Peyrollaz

By: Klein And Assoc. Inc.

June 12, 2020

A tract of land being a portion of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington, and is more particularly described as follows:

Commencing at a brass cap marking the Southwest corner of the Northeast quarter of section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; thence North $00^{\circ}35'00''$ East, 206.09 feet along the West line of said Northeast quarter of Section 28 to the **Point of Beginning** of this description; thence North $00^{\circ}35'00''$ East, 263.00 feet along the West line of said Northeast quarter of Section 28 to a 5/8" rebar with a yellow plastic cap stamped "WA PLS 15673" marking the southwest corner of that tract of land described in Quitclaim Deed, Skamania County Auditor's File Number 2006161403; thence South $89^{\circ}51'27''$ East, 20.00 feet, along the South line of said tract, to a 5/8" rebar with an orange plastic cap Stamped "WA 51797 LS"; thence South $00^{\circ}35'00''$ West, 263.00 feet, parallel with the West line of said Northeast quarter of Section 28; thence North $89^{\circ}51'27''$ West, 20.00 feet back to the **Point of Beginning**.

Containing 5,260 sqft +/-

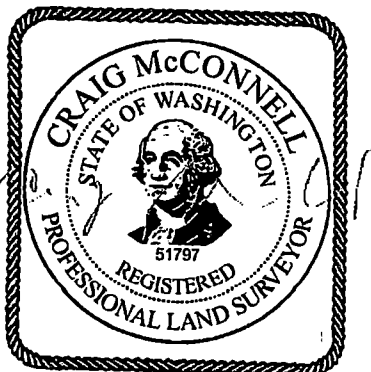


EXHIBIT "A" -1

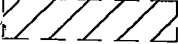
PARCEL NO.
03082810130000
CARSON-STEVENSON
SUBSTATION

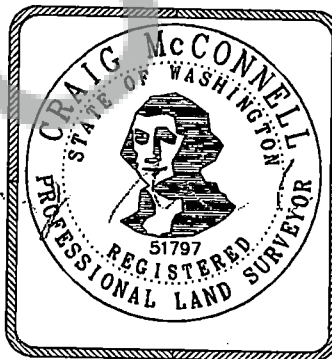
R.O.S.
A.F.N. 2006162902
QUIT CLAIM DEED
A.F.N. 2006161403

PARCEL NO.
03082810120000

PARCEL NO.
03082800020100

LEGEND

- MONUMENT OF RECORD
- CALCULATED POINT
-  EASEMENT AREA
- PARCEL LINE

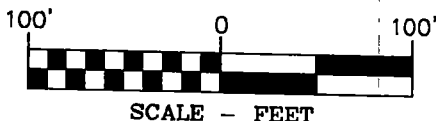


ACCESS EASEMENT EXHIBIT
IN THE SW1/4 OF THE NW1/4, SEC. 28, T.3N., R.12E.,
W.M.



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 190406
FILE No: 190406EASEMENT.DWG
FILE PATH:
LAYOUT: LAYOUT
SURVEYED: NA
DESIGN: CM
DRAFT: CM
APPROVE: JK
DATE: 6/11/2020
SHEET 1 OF 1 SHEETS



BASIS OF BEARINGS
AUDITOR'S FILE NO. ROS 2019-001211

669.78' 578.11'

456.97
S89°47'53"E

N00°09'54"E
91.69'
55.51'

POINT OF
BEGINNING
149.21'

N89°51'27"W 20.00'

N00°35'00"E 469.09'
263.00'
263.00'
S00°35'00"W 377.44'

100.00'

100' BPA EASEMENT
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N89°51'27"W 249.81'

S89°51'27"E 20.00'

20.00'