



When recorded return to:

Sean Paul Coverstone and Amanda Kelly
Coverstone
1820 Hall Court
West Linn, OR 97068

STATUTORY WARRANTY DEED

CL17057

The Grantor, **William T. Wilkins, Trustee of The Jeffrey Austin Wilkins Irrevocable Trust,**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Sean Paul Coverstone and Amanda Kelly Coverstone, husband and wife**

the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **LOT 1 EAGLE CLIFF SHORT PLAT 2006160726**

Tax Parcel Numbers(s): **07 06 24 0 0 0501 00** *Ym 7/13/2020*

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **July 07, 2020**

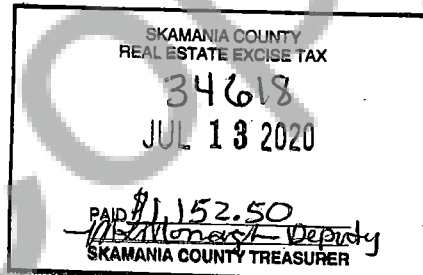
The Jeffrey Austin Wilkins Irrevocable Trust

William T. Wilkins Trust
By **William T. Wilkins, Trustee**

STATE OF **Washington**

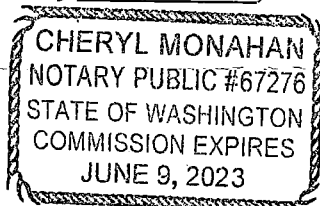
COUNTY OF **Clark**

} ss.



I certify that I know or have satisfactory evidence that **William T. Wilkins** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **Trustee of The Jeffrey Austin Wilkins Irrevocable Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: **July 10**, 2020



Cheryl Monahan
Cheryl Monahan
Notary Public in and for the State of Washington
Residing at **Vancouver**
My appointment expires: **6/9/2023**

EXHIBIT "A"

LOT 1 OF THE EAGLE CLIFF SHORT PLAT, RECORDED IN AUDITOR FILE NO. 2006160726, SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF THE FORTIN SHORT PLAT, SKAMANIA COUNTY AUDITOR'S FILE NO. 2006161036;

THENCE SOUTH 00°59'55" WEST A DISTANCE OF 95.27 FEET TO A 3/4" IRON PIPE ON THE WEST LINE OF SAID LOT 2 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE SOUTH 01°13'38" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 159.33 FEET TO A 5/8" IRON ROD, L.S. 12412;

THENCE CONTINUING SOUTH 01°13'38" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 64.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 52°00'00" EAST A DISTANCE OF 119.59 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO A POINT;

THENCE NORTH 25°48'02" WEST A DISTANCE OF 95.21 FEET TO A POINT;

THENCE NORTH 36°39'34" WEST A DISTANCE OF 80.40 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY SKAMANIA AND STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF THE FORTIN SHORT PLAT, SKAMANIA COUNTY AUDITOR'S FILE NO. 2006161036;

THENCE SOUTH 00°59'55" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 95.27 FEET TO A 3/4" IRON PIPE ON THE WEST LINE OF SAID LOT 2;

THENCE NORTH 89°00'05" WEST A DISTANCE OF 116.43 FEET TO A POINT;

THENCE NORTH 00°59'55" EAST PARALLEL TO THE EAST LINE OF SAID LOT 2 A DISTANCE OF 95.27 FEET TO A POINT;

THENCE SOUTH 89°00'05" EAST A DISTANCE OF 116.43 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 7-13-20 Parcel# 07062400050100

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