



After Recording Mail To:

Brian Wannamaker

4405 Council Crest Dr.

Portland, OR 98239

Document Title:

**STATUTORY WARRANTY DEED**

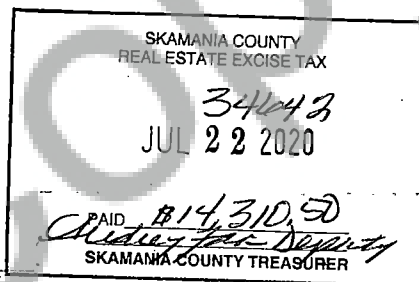
Reference Number(s) of Documents Assigned or Released:

Grantors: **THOMAS J. DRACH and LORELEY O. CLARK, husband and wife**

Grantee: **BRIAN WANNAMAKER**

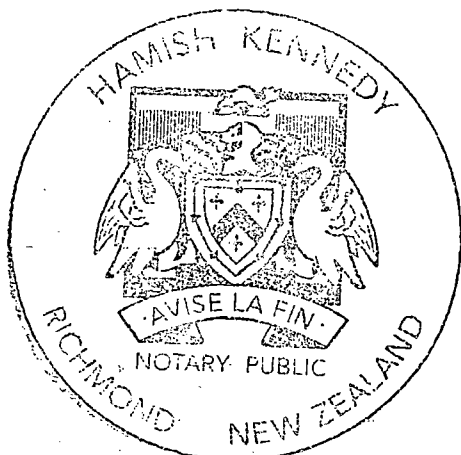
Abbreviated Legal Description:

PTN NW 1/4 SEC 19, T3N, R10EWM  
Complete legal description on pages



Assessor's Property Tax Parcel / Account Number(s):

03-10-19000-30600; 03-10-19000-30603; 03-10-19000-30606; and 03-10-19000-30680



TSO  
LOO

STATUTORY WARRANTY DEED

The Grantors, **THOMAS J. DRACH** and **LORELEY O. CLARK**, husband and wife, for and in consideration of \$935,000.00 in hand paid, conveys and warrants to **BRIAN WANNAMAKER**, Grantee, the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN.

SUBJECT TO the encumbrances, easements, restrictions, reservations, provisions, conditions and covenants of record.

DATED, this 16<sup>th</sup> day of July, 2020.



THOMAS J. DRACH



LORELEY O. CLARK

(NOTARIAL CERTIFICATES ATTACHED)

Witnessed this 16<sup>th</sup> July 2020



Hamish Kennedy  
Notary Public  
Richmond  
New Zealand



EXHIBIT "A"

A PARCEL LOCATED IN SECTIONS 18 AND 19, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS:

THAT PORTION OF GOVERNMENT LOT 1 OF SAID SECTION 19, LYING NORTH OF THE SOUTH LINE OF THE PARCEL DESCRIBED IN DEED RECORD W OF SKAMANIA COUNTY, WASHINGTON, PAGE 290;

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, LYING WEST OF THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19;

THAT PORTION OF LAND DESCRIBED IN BOOK 85 OF SKAMANIA COUNTY DEEDS, PAGE 213, AS PARCEL V, WEST OF THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, SKAMANIA COUNTY, WASHINGTON;

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY AND STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENTING THE NORTH QUARTER CORNER OF SAID SECTION 19, MONUMENT SET ON SKAMANIA COUNTY SURVEY NO. 2007165892.

THENCE NORTH 87°51'01" WEST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 1023.67 FEET TO A POINT THAT MEASURES SOUTH 00°08'35" WEST A DISTANCE OF 43.35 FEET FROM A FOUND IRON ROD L.S. 41954;

THENCE SOUTH 00°08'35" WEST A DISTANCE OF 393.25 FEET TO THE CENTERLINE OF AN EXISTING GRAVEL ROADWAY AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND;

THENCE ALONG SAID EXISTING CENTERLINE THE FOLLOWING BEARING AND DISTANCES:

THENCE NORTH 84°45'34" EAST A DISTANCE OF 27.28 FEET TO A POINT;

THENCE NORTH 87°58'36" EAST A DISTANCE OF 32.62 FEET TO A POINT;

THENCE SOUTH 78°11'16" EAST A DISTANCE OF 26.50 FEET TO A POINT;

THENCE SOUTH 59°27'05" EAST A DISTANCE OF 21.99 FEET TO A POINT;

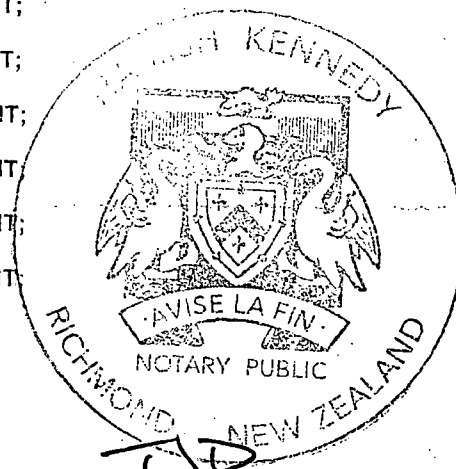
THENCE SOUTH 13°30'12" EAST A DISTANCE OF 23.59 FEET TO A POINT;

THENCE SOUTH 13°38'01" WEST A DISTANCE OF 21.81 FEET TO A POINT;

THENCE SOUTH 34°24'22" WEST A DISTANCE OF 21.42 FEET TO A POINT;

THENCE SOUTH 44°32'56" WEST A DISTANCE OF 29.99 FEET TO A POINT;

THENCE SOUTH 46°47'45" WEST A DISTANCE OF 99.16 FEET TO A POINT;



THENCE LEAVING SAID CENTERLINE NORTH 00°08'35" EAST A DISTANCE OF 164.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY AND STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENTING THE NORTH QUARTER CORNER OF SAID SECTION 19, MONUMENT SET ON SKAMANIA COUNTY SURVEY NO. 2007165892.

THENCE NORTH 87°51'01" WEST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 1023.67 FEET TO A POINT THAT MEASURES SOUTH 00°08'35" WEST A DISTANCE OF 43.35 FEET FROM A FOUND IRON ROD L.S. 41954;

THENCE SOUTH 00°08'35" WEST A DISTANCE OF 659.86 FEET TO A 5/8" IRON ROD, L.S. 41954;

THENCE NORTH 87°42'40" WEST A DISTANCE OF 85.61 FEET TO A POINT IN THE CENTERLINE OF AN EXISTING GRAVEL ROADWAY AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND;

THENCE ALONG SAID EXISTING CENTERLINE THE FOLLOWING BEARING AND DISTANCES:

THENCE SOUTH 30°17'10" WEST A DISTANCE OF 56.71 FEET TO A POINT;

THENCE SOUTH 22°28'22" WEST A DISTANCE OF 38.55 FEET TO A POINT;

THENCE SOUTH 11°40'35" WEST A DISTANCE OF 43.12 FEET TO A POINT;

THENCE SOUTH 00°54'19" EAST A DISTANCE OF 24.86 FEET TO A POINT;

THENCE SOUTH 23°32'39" EAST A DISTANCE OF 20.90 FEET TO A POINT;

THENCE SOUTH 46°22'01" EAST A DISTANCE OF 12.65 FEET TO A POINT;

THENCE SOUTH 68°32'02" EAST A DISTANCE OF 3.93 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE NORTH 88°36'45" WEST A DISTANCE OF 120.68 FEET TO A 5/8" IRON ROD, L.S. 41954;

THENCE NORTH 00°33'26" WEST A DISTANCE OF 9.59 FEET TO A SIMILAR IRON ROD;

THENCE NORTH 00°04'06" EAST A DISTANCE OF 174.53 FEET TO A POINT;

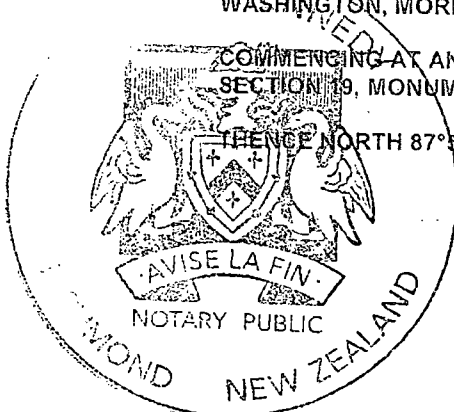
THENCE SOUTH 87°42'40" EAST A DISTANCE OF 150.97 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY AND STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENTING THE NORTH QUARTER CORNER OF SAID SECTION 19, MONUMENT SET ON SKAMANIA COUNTY SURVEY NO. 2007165892.

THENCE NORTH 87°51'01" WEST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF



TSD  
LOC

1023.67 FEET TO A POINT THAT MEASURES SOUTH 00°08'35" WEST A DISTANCE OF 43.35 FEET FROM A FOUND IRON ROD L.S. 41954;

THENCE SOUTH 00°08'35" WEST A DISTANCE OF 557.28 FEET TO THE CENTERLINE OF AN EXISTING GRAVEL ROADWAY AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND;

THENCE ALONG SAID EXISTING CENTERLINE THE FOLLOWING BEARING AND DISTANCES:

THENCE SOUTH 43°01'56" WEST A DISTANCE OF 76.77 FEET TO A POINT;

THENCE SOUTH 37°49'03" WEST A DISTANCE OF 54.49 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE SOUTH 87°42'40" EAST A DISTANCE OF 85.61 FEET TO A 5/8" IRON ROD, L.S. 41954;

THENCE NORTH 00°08'35" EAST A DISTANCE OF 102.58 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 7-22-24

Parcel#

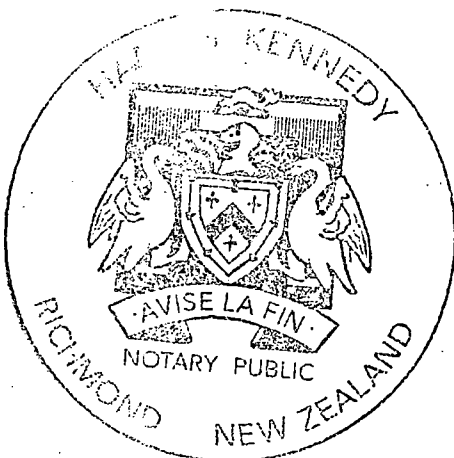
3-10-19-306

(S)

3-10-19-306-03

3-10-19-306-06


3-10-19-306-80

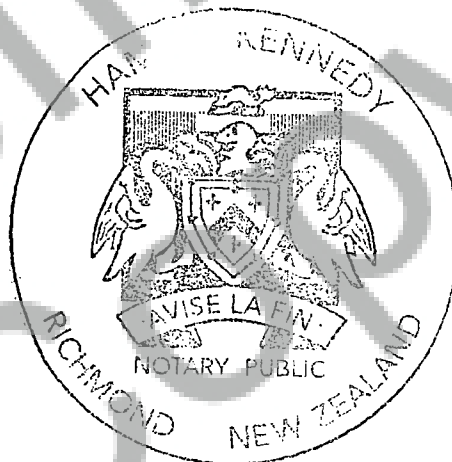


TSD  
LDC

TO ALL TO WHOM these presents may come I **Hamish Kennedy** of the Town of Richmond in New Zealand **NOTARY PUBLIC** duly admitted and sworn **DO HEREBY CERTIFY** that the annexed instrument upon which I have embossed an impression of my Seal for the purpose of identification was this day as and for his/~~her~~ free and voluntary act and deed in due form of law signed and delivered by the therein named and described **THOMAS J DRACH** in my presence and that the signature subscribed at the foot of the said instrument as that of the person executing the same is of the own, true and proper handwriting of the said **THOMAS J DRACH** having first fully satisfied me as to his/~~her~~ identity being the holder of ~~New Zealand~~ **UNITED STATES** Passport Number **483789615** and residing at aforesaid.

**IN FAITH AND TESTIMONY** whereof I the said Notary have subscribed my name and set and affixed my seal of office at Richmond in New Zealand aforesaid this **16<sup>th</sup>** day of **July** in the year 202**0**.

  
\_\_\_\_\_  
Notary Public  
My commission is not limited by time  
**Hamish Kennedy**  
Notary Public  
Richmond  
New Zealand



TO ALL TO WHOM these presents may come I **Hamish Kennedy** of the Town of Richmond in New Zealand **NOTARY PUBLIC** duly admitted and sworn **DO HEREBY CERTIFY** that the annexed instrument upon which I have embossed an impression of my Seal for the purpose of identification was this day as and for ~~his~~/her free and voluntary act and deed in due form of law signed and delivered by the therein named and described LORELEY O CLARK in my presence and that the signature subscribed at the foot of the said instrument as that of the person executing the same is of the own, true and proper handwriting of the said LORELEY O CLARK <sup>ORACH nee</sup> ~~United States~~ having first fully satisfied me as to ~~his~~/her identity being the holder of New Zealand Passport Number 567410118 and residing at aforesaid.

**IN FAITH AND TESTIMONY** whereof I the said Notary have subscribed my name and set and affixed my seal of office at Richmond in New Zealand aforesaid this 16<sup>th</sup> day of July in the year 2020.

  
Notary Public

My commission is not limited by time

Hamish Kennedy  
Notary Public  
Richmond  
New Zealand

