Skamania Total:\$104

Skamania County, WA Total:\$104.50 DEED Pgs=2 2020-001953

08/03/2020 11:33 AM

Pgs=2
Request of: COLUMBIA GORGE TITLE



When recorded return to:

James Califf, Sandra Tingaud 102 Mc.Clain Rd Cook, WA 98605

Filed for Record at Request of Columbia Gorge Title Escrow Number: S20-0476JA

## **Statutory Warranty Deed**

THE GRANTOR Ricky L. Walker and Karan R. Walker, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE James Califf and Sandra Tingaud, a married couple the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Ptn Sec 11, T3N R9E W.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9 OF THE PRELIMINARY TITLE REPORT DATED JULY 22, 2020 FILE NUMBER S20-0476KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-09-11-3-0-2300-00 9m 8/3/2020

| Dated 7/31/2020   | <del></del>   |  |
|---|---|--|
| 2 har olle  | Karan P. Walker   |  |
| RCM When  | Karàn R Walker  |  |
|   | SKAMANIA COUNTY<br>REAL ESTATE EXCISE TAX<br>34682                              |  |
| <b>\</b> ) (  | AUG 0 3 2020  |  |
| STATE OF Washington COUNTY OF Skamania  | SS: \$14932.50  SKAMANIA COUNTY TREASURER                                       |  |
| I certify that I know or have satisfactory evide  | ence that Ricky L Walker and Karan R Walker                                     |  |
| are the persons who appeared before me, and signed this instrument and acknowledge it to be uses and purposes mentioned in this instrument. | their free and voluntary act for the  | _  |
|   |   |  |
| Dated: July 31, 2020  | - Called Radure   | <u>.                                    </u> |
| Dated: July 31, 2020  | Julie A Andersen Notary Public in and for the State of Washington               | <u>•</u>                                     |
| Dated: July 31, 2020  | Notary Public in and for the State of Washington Residing at Carson, Washington | <u>-</u><br>-                                |
| ANDERSHINING TARK   | Notary Public in and for the State of Washington                                | <u>-</u>                                     |
| ANDERSHINING TARK   | Notary Public in and for the State of Washington Residing at Carson, Washington | <u>-</u>                                     |
| ANDERSHINING TARK   | Notary Public in and for the State of Washington Residing at Carson, Washington | <u>-</u> -                                   |
| Dated: July 31, 2020  | Notary Public in and for the State of Washington Residing at Carson, Washington | <u>-</u> -                                   |

## **EXHIBIT A**

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skmania, State of Washington, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 11; thence North 02° 06' 46" East along the West line of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 11, a distance of 442.84 feet more or less to the South line of Lot 2 of the Short Plat recorded in Book 2 of Short Plats, Page 43; thence South 89° 02' 31" East along said South line 215.24 feet to the True Point of Beginning; thence South 89° 02' 31" East along said line 221.00 feet more or less to the Northwest corner of a tract of land conveyed to William A. Benedict et ux by instrument recorded in Book 78, Page 166; thence South 02° 22' 35" East along said West line 208 feet to the North line of McClain Road (being 30 feet wide) thence North 89° 02' 38" West along said North line a distance of 186 feet; thence continuing North 89° 02' 38" West along the extension of said North line of McClain Road a distance of 31 feet; thence North 01° 16' 28" East a distance of 207.96 feet to the True Point of Beginning.

Skamania County Assessor

Date 8-3-20 Parcel# 0309//30230000

ZN1