

Skamania County, WA
Total: \$107.50
DEED
Pgs=5

2020-001967

08/03/2020 04:40 PM

Request of: HUNTER NELSON



00004616202000019670050050

AFTER RECORDING MAIL TO:

Name: Hunter Nelson

Address: 37314 SE Hidden Falls Rd, Washougal, WA 98671, USA

Filed for Record at Request of: Hunter Nelson

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

34686
AUG 04 2020

PAID \$45.50
[Signature] Deputy
SKAMANIA COUNTY TREASURER

Quitclaim Deed

> 1st AUG 3 2020

Hunter Nelson

IN WITNESS WHEREOF, ~~Brian Nelson~~, of CAMP NELSON LLC, a Washington corporation whose tax mailing address is 37314 SE Hidden Falls Rd, Washougal, WA 98671, USA, (the "Grantor"), for and in consideration of \$3,000.00, conveys, as well as quitclaim, unto P4 SERVICES LLC, an Oregon corporation, whose tax mailing address is 3861 NW Orchard Ct, Terrebonne, OR 97760, USA, (the "Grantee") as the sole tenant, the following described real estate, situated in the county of Skamania, State of Washington, together with all after acquired title of the Grantor therein:

03753640130000 vacant lot at the start of Alden Wachter Rd.

*See attached Exhibit A

And the said Grantor, does attest for the Grantee and Grantee's heirs and assigns, that at and until the ensealing of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has a good right to convey the same in the manner and forms above written.

LM 8/3/2020

Assessor's Property Tax Parcel/Account Number: 03753640130000

Hunter Nelson Aug-3-2020
Hunter Nelson

Grantor Acknowledgement

STATE OF WASHINGTON

COUNTY OF Skamania

I certify that I know or have satisfactory evidence that ^{Hunter Nelson, HN}~~Brian Nelson~~ of CAMP NELSON LLC, a Washington corporation, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3rd day of August, 2020

Leslie L Moore
Notary Public in and for the State of Washington

My commission expires: 2-24-2024

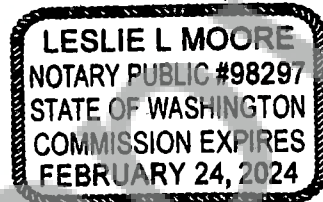


EXHIBIT A

A tract of land located in Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at a point 657.4 feet West and 342.3 feet South of the Quarter corner on the East line of the said Section 36; thence South 40° East 156 feet, more or less, to the Northerly right of way line of Primary State Highway No. 8; thence in a Northeasterly direction following the northerly right of way line of said highway to intersection with the center line of the County Road known and designated as the Nelson Creek Road; thence in a Northwesterly direction following the center line of said Nelson Creek Road to a point due East of the Point of Beginning; thence West to the Point of Beginning.

EXCEPT that portion lying within the right of way of Nelson Creek Road and Aldon Watcher Road.

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit 'A'

Skamania County Assessor

Date 8-3-20 Parcel# 03753640130000

SUBJECT TO SPECIAL EXCEPTIONS:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Easement, including the terms and provisions thereof:
For : Flowage Easement
Recorded : March 26, 1938
Book : 27
Page : 17
3. Easement, including the terms and provisions thereof:
For : Flowage Easement
Recorded : December 1, 1975
Book : 70
Page : 99

AFTER RECORDING MAIL TO:

Name: P4 services llc

Address: 37314 SE Hidden Falls Rd, Washougal, WA 98671, USA

Filed for Record at Request of: Brain Nelson

Quitclaim Deed

IN WITNESS WHEREOF, Brian Nelson, of Camp nelson llc, a Washington corporation whose tax mailing address is 37314 SE Hidden Falls Rd, Washougal, WA 98671, USA, (the "Grantor"), for and in consideration of \$3,000.00, conveys, as well as quitclaim, unto P4 Services llc, an Oregon corporation, whose tax mailing address is 3861 NW Orchard Ct, Terrebonne, OR 97760, USA, (the "Grantee") as the sole tenant, the following described real estate, situated in the county of Skamania county, State of Washington, together with all after acquired title of the Grantor therein:

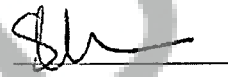
Land located at the corner of Nelson Creek rd and HWY 14.

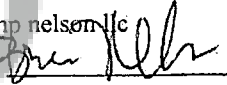
And the said Grantor, does attest for the Grantee and Grantee's heirs and assigns, that at and until the unsealing of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has a good right to convey the same in the manner and forms above written.

Assessor's Property Tax Parcel/Account Number: 03753640130000

Dated: 07-20, 2020

Signed in the presence of:


Signature
Brian Nelson
Name

Camp nelson llc
Per: 
Brian Nelson

This page is for signature reference only.

Quitclaim Deed

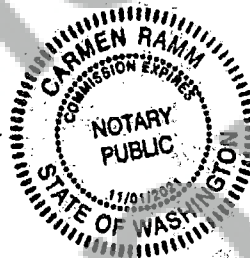
Page 2 of 2

Grantor Acknowledgement

STATE OF WASHINGTON

COUNTY OF SK. Clark

I certify that I know or have satisfactory evidence that Brian Nelson of Camp Nelson LLC, a Washington corporation, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2 day of July, 2020Carmen Ramm
Notary Public in and for the State of WashingtonMy commission expires: 11-1-21

Unofficial Copy