



AFTER RECORDING MAIL TO:  
James Owen Price II and Andrew Thomas Duggan  
4528 NE 32<sup>nd</sup> Ave  
Portland, OR 97211

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC  
Escrow Number: 20-242906

### Statutory Warranty Deed

Abbreviated Legal: NE 1/4 SEC 23 T7N R6E  
Additional legal(s) on page: 3  
Assessor's Tax Parcel Number(s): 07062310030000 (DND)

THE GRANTOR

**William D. Sauers and Connie G. Sauers, husband and wife,**

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to

**James Owen Price II and Andrew Thomas Duggan, a married couple**

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

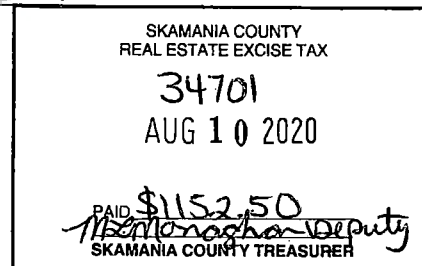
SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the  
date hereof.

Dated this 6th day of August, 2020

William D. Sauers  
William D. Sauers

Connie G. Sauers  
Connie G. Sauers



STATE OF WASHINGTON }

SS.

County of

Clark

I certify that I know or have satisfactory evidence that William D. Sauers and Connie G. Sauers is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

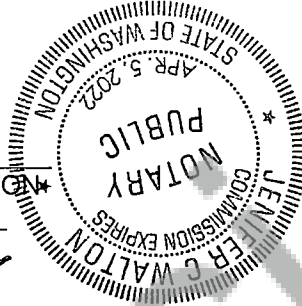
Dated this 10th day of August, 2020

Jennifer C Walton

Notary Public in and for the State of WASHINGTON \*

Residing at: Vancouver

My appointment expires: 4/5/22



Unofficial Copy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED**

A portion of the North half of the Northeast quarter of Section 23, Township 7 North, Range 6 East,  
Willamette Meridian, Skamania County, Washington, described as follows:  
Beginning at a concrete monument at the Northeast corner of Section 23; thence South 01°18'16" West,  
along the East line of Section 23, for a distance of 792.36 feet to the Southeast corner of Lot 1 of the  
"Angry Lady Short Plat", as shown in Skamania County Auditor's File No. 2004153799;  
thence South 82°37'09" West, 253.56 feet to the Southwest corner of Lot 1 at a point in the center of Nymark Drive and  
the TRUE POINT OF BEGINNING; thence North 21°00'00" West, along the centerline of Nymark Drive, 59.38 feet; thence along the arc of a 1735.90 foot radius curve to the left, through a central angle of 04°00'00", for an arc distance of 121.19 feet to the Northwest corner of Lot 1; thence North 89°12'52" West, along the North line of Lot 4 of the "Angry Lady Short Plat", 557 feet, more or less, to the center of Pine Creek; thence Southerly along the center of Pine Creek, 170 feet, more or less to the Northwest corner of Lot 3 of the "Angry Lady Short Plat"; thence South 89°12'47" East, 590 feet, more or less, to the Northeast corner of Lot 3 and the TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

**Skamania County Assessor**

Date 8-10-20 Parcel # 7-6-23-1-300  
*(Signature)*