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

2020-002748 10/08/2020 04:07 PM

00005561202000027480020025

Request of COLUMBIA GORGE TITLE

When recorded return to:

Mr. Kevin W Evans and Mrs. Patricia M Clouatre

2216 N 46th St. Seattle Wa 98103

Filed for Record at Request of Columbia Gorge Title Escrow Number: S20-0645TB

## **Statutory Warranty Deed**

THE GRANTOR Guy S. Miller and Angelina Miller, 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 Kevin W Evans and Patriceia M Clouatre, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal:

Lot 3 VISTA SPRINGS SUB AF#2006164240 , in the City of Stevenson, of Skamania County, in the State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS 8-11 OF THE PRELIMINARY TITLE REPORT DATED September 14,2020 FILE NUMBER S20-0645KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-26-0-0-0603-00

Skamania County Assessor

Date 8-20 Parcel# 3-7-26-603

Dated 10/7/2020

Guy S Miller

STATE OF Washington

COUNTY OF Skamania

Angelina Miller

SKAMANIA COUNTY BEAL ESTATE EXCISE TAX

OCT 0 8 2020

PAID \$10,044.50
MANO TORRESTANDED

I certify that I know or have satisfactory evidence that Guy S Miller and Angelina Miller

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses an purposes mentioned in this instrument

Dated: 10-7-2020

Notary Public in and for the State of Commission Expires 10-29-6

Lot 3, VISTA SPRINGS SUBDIVISION, PHASE I, according to the recorded plat thereof, recorded under Auditor's File No. 2006164240, in the County of Skamania, State of Washington.

TOGETHER THEREWITH that portion of Lot 2, VISTA SPRINGS SUBDIVISION, described as follows:

Commencing at the Point of Beginning which is the most Westerly of Lot 2 and the Southeast corner of Lot 3 of the VISTA SPRINGS SUBDIVISION, PHASE I, recorded in Auditors File Number 2006164240 located in the Southwest Quarter of Section 26, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington and which is South 35° 13' 57" West 15.25 feet of a Red Plastic Cap set on a 5/8 inch rebar; Thence North 35° 13' 57" East, a distance of 234.90 feet to a point on the centerline Fawn Meadow Drive;

Thence South 18° 04' 25" West, a distance of 261.23 feet;

Thence North 35° 13' 57" West, a distance of 39.72 feet;

Thence North 47° 39' 00" West, a distance of 28.37 feet;

Thence North 65° 06' 21" West, a distance of 11.67 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of Lot 3, VISTA SPRINGS SUBDIVISION, described as follows:

Commencing at the Point of Beginning which is the Southwest corner of Lot 3 of the VISTA SPRINGS SUBDIVISION, PHASE I recorded in Auditors File Number 2006164240 located in the Southwest Quarter of Section 26, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington and which is South 05° 30' 54" East, a distance of 18.74 feet of a Red Plastic Cap set on a 5/8 inch rebar;

Thence North 05° 30' 54" West, a distance of 267.03 feet to a Red Plastic Cap set on a 5/8 inch rebar;

Thence South 24° 06' 36" East, a distance of 274.71 feet;

Thence South 68° 19' 25" West, a distance of 47.72 feet;

Thence North 86° 29' 44" West, a distance of 42.29 feet to the Point of Beginning.