

Skamania County, WA
Total: \$106.50
DEED
Pgs=4

2020-002922

10/22/2020 03:03 PM

Request of: COLUMBIA GORGE TITLE



AFTER RECORDING MAIL TO:
The Gift, LLC
390 East Glaucus Street
Encinitas, CA 92024

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 20-151798

Statutory Warranty Deed

*Abbreviated Legal: ^{#1 of 1} LOT 2 MAPPELLI-PINNELL SP BK 3PG 293 INC +.92 RW
Additional legal(s) on page ^{and} 3
Assessor's Tax Parcel Number(s): 01051120110400, 01051120110000

THE GRANTOR **Ted L. Anderson, Trustee of the Ted L. Anderson Trust dated June 6, 2000, as amended and restated and Shirley T. Anderson, Trustee of the Shirley T. Anderson Trust Dated June 6, 2000, as amended and restated**, each as to 50% interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **The Gift LLC, a Washington Limited Liability Company**, the following described real estate, situated in the County of Skamania, State of Washington:

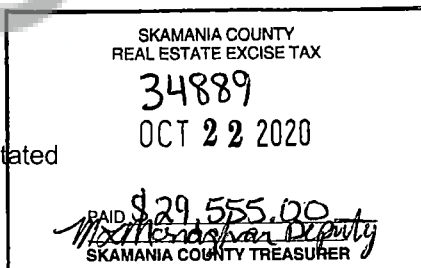
SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated this 16th day of October, 2020

Ted L. Anderson Trust dated June 6, 2000, as amended and restated

Ted L. Anderson, Trustee



Shirley T. Anderson Trust Dated June 6, 2000, as amended and restated

Shirley T. Anderson, Trustee

STATE OF WASHINGTON }

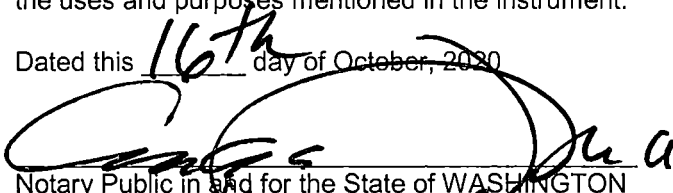
County of

Clark

SS.

I certify that I know or have satisfactory evidence that Ted L. Anderson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the trustee of the Ted L. Anderson Trust dated June 6, 2000, as amended and restated to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in the instrument.

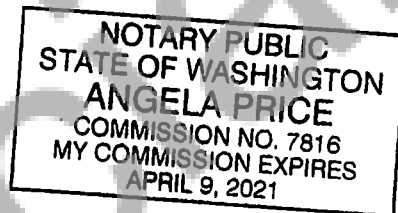
Dated this 16th day of October, 2020


Notary Public in and for the State of WASHINGTON

Residing at:

Vancouver

My appointment expires: April 9, 2021



STATE OF WASHINGTON }

County of

Clark

SS.

I certify that I know or have satisfactory evidence that Shirley T. Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the trustee of the Shirley T. Anderson Trust Dated June 6, 2000, as amended and restated to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in the instrument.

Dated this 16th day of October, 2020


Notary Public in and for the State of WASHINGTON

Residing at:

Vancouver

My appointment expires: April 9, 2021

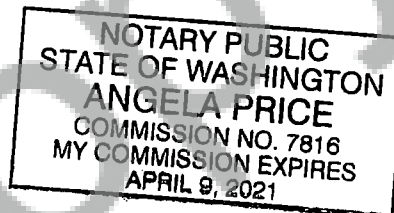


EXHIBIT "A"

PARCEL I: 01-05-11-2-0-1104-00

Lot 2 of the MAPELLI-PINNELL SHORT PLAT, recorded in Book "3" of Short Plats, page 293, Skamania County Records. Located in the West Half of the West Half of Section 11, Township 1 North, Range 5 East of the Willamette Meridian in Skamania County, Washington.

INCLUDING thereto the following:

A tract of land located in the West Half of the West Half of Section 11, Township 1 North, Range 5 East of the Willamette Meridian in Skamania County, Washington. Being more particularly described as follows:

BEGINNING at the most Southerly Southwest corner of Lot 4 of the MAPELLI-PINNELL Short Plat, recorded in Book 3 of Short Plats, page 293; thence North $41^{\circ}42'42''$ West along the Westerly line of said Lot 4, 24.51 feet to the Southerly most corner of Lot 2 of said MAPELLI-PINNELL Short Plat; thence North $35^{\circ}27'51''$ East, along the Southeasterly line of said Lot 2, 153.41 feet to a point; thence South $38^{\circ}18'01''$ East, 115.19 feet to a point on the Southerly line of said Lot 4; thence South $69^{\circ}52'00''$ West, along the Southerly line of said Lot 4, 153.43 feet to the Point of Beginning.

EXCEPTING from Lot 2 thereof the following:

A tract of land located in the West Half of the West Half of Section 11, Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington. Being more particularly described as follows:

BEGINNING at the most Westerly Northwest corner of Lot 4 of the MAPELLI-PINNELL Short Plat, recorded in Book 3 of Short Plats, page 293; thence North $75^{\circ}29'12''$ West, along the Northeasterly boundary line of Lot 2 of said MAPELLI-PINNELL Short Plat, 60.78 feet to a point on a non-tangent curve concaved Southeasterly, having a radius of 240.00 feet; thence Southwesterly 27.61 feet along said curve through a central angle of $06^{\circ}35'25''$, a chord bearing of South $54^{\circ}55'05''$ West, a chord length of 27.59 feet to the point of tangent; thence South $51^{\circ}37'22''$ West along the Northwesterly line of said Lot 2; thence South $38^{\circ}22'38''$ East, 80.00 feet to a point on the South Right-of-Way line of Riverside Drive; thence North $51^{\circ}37'22''$ East, along the South Right-of-Way line of said Riverside Drive 66.53 feet to a tangent curve concave Southerly, having a radius of 170.00 feet; thence Northeasterly 90.77 feet along said curve through a central angle of $30^{\circ}35'34''$, a chord bearing of North $66^{\circ}55'09''$ East, a chord length of 89.70 feet to a point on the Southwesterly line of said Lot 4; thence North $60^{\circ}57'59''$ West, 58.06 feet to the Point of Beginning.

ALSO EXCEPT any human burial sites, thereof.

PARCEL II: 01-05-11-2-0-1100-00

A tract of land in the Northwest Quarter of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the MAPPELLI-PINNELL Short Plat, recorded in Book 3 of Short Plats, Page 293, Skamania County Records.

Skamania County Assessor

Date 07/20/20 Parcel# 1-5-11-2-1104
1-5-11-2-1108

Unofficial Copy