

Skamania County, WA  
Total: \$109.50  
DEED  
Pgs=7

2020-003073

11/04/2020 04:06 PM

Request of: COLUMBIA GORGE TITLE



00005936202000030730070079

**WHEN RECORDED RETURN TO:**

Justin Robert Carlson Brown

2291 Salmon Falls Road

Washougal, WA 98671

**This Deed is being rerecorded to add full legal description.**

**DOCUMENT TITLE(S)**

Quit Claim Deed

**REFERENCE NUMBER(S)** of Documents assigned or released:

2017000909

☐ Additional numbers on page \_\_\_\_ of document.

**GRANTOR(S):**

Robert McDannell Brown, a married person as his separate property

☐ Additional names on page \_\_\_\_ of document.

**GRANTEE(S):**

Justin Robert Carlson-Brown, a married person as his separate property

☐ Additional names on page \_\_\_\_ of document.

**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Ptn. Sec 33, T2N, R5E W.M.

☐ Complete legal on page 5&6 of document.

**TAX PARCEL NUMBER(S):**

02-05-33-0-0-2902-00, 02-05-33-0-0-2902-03, 02-05-33-0-0-2902-06

☐ Additional parcel numbers on page \_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

34922

NOV 04 2020

PAID *exempt*  
*M. McManis*  
SKAMANIA COUNTY TREASURER

When recorded return to:

Robert Brown  
212 Hoffman Road  
Washougal, WA 98671

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

*33561*  
MAY - 8 2017

PAID *Exempt*

*exempt*  
SKAMANIA COUNTY TREASURER

**QUIT CLAIM DEED**

THE GRANTOR(S)

Robert McDannell Brown, a married person as his separate property

for and in consideration of Gift (WAC # 458-61A-201)

in hand paid, conveys and quit claims to

Justin Robert Carlson-Brown, a married person as his separate property

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

together with all after acquired title of the grantor(s) herein: See attached Exhibit "A"

Planning Department - Exemption over  
20 acres approved by: *Q*

*5/8/17*

Abbreviated Legal: (Required if full legal not inserted above.) #2900 SW 1/4 SE 1/4 Sec. 33-2N5E WM  
and #200 NW 1/4 NE 1/4 Sec. 4-1N5E WM

Tax Parcel Number(s): 02-05-33-0-0-2900-00 and 01-05-04-0-0-0200-00 *7m 5/8/17*  
*portion of* *11/4/20*

LPB 12-05(i) rev 12/2006  
Page 1 of 2

Unofficial Copy

State of Washington  
County of Skamania

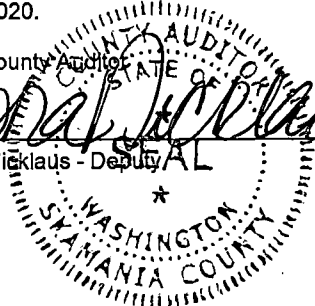
I, Robert J. Waymire, Skamania County Auditor, do hereby  
certify that the foregoing instrument is a true and correct  
copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal  
this 26th of October 2020.

Robert J. Waymire, County Auditor

By

Krishna Nicklaus - Deputy



Dated: May 8, 2017

Robert M Brown

STATE OF Washington  
COUNTY OF Clark

ss.

I certify that I know or have satisfactory evidence that Robert McDannell Brown  
(is/are) the person(s) who appeared  
before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be  
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: May 8, 2017

Eryn N Hibbs

Notary Public printed or typed: Eryn N. Hibbs  
Notary Public in and for the State of  
Residing at Vancouver  
My appointment expires: 8/19/2020

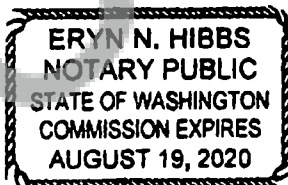


EXHIBIT "A"

MAY 8, 2017

LEGAL DESCRIPTION FOR ROBERT M. BROWN  
(20 ACRE PARCEL BEING CONVEYED TO JUSTIN R. BROWN)

THE EAST 20 ACRES OF THAT PARCEL OF PROPERTY CONVEYED TO ROBERT MCDANIEL BROWN BY WARRANTY DEED RECORDED IN BOOK 72, PAGES 931 AND 932, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

A 20.0 ACRE PARCEL OF PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST AND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 33;

THENCE NORTH 89°14'53" WEST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF SECTION 33, A DISTANCE OF 2173.58 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SALMON FALLS ROAD (COUNTY ROAD #1213) AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°14'53" WEST ALONG SAID NORTH LINE A DISTANCE OF 144.20 FEET;

THENCE SOUTH 01°18'47" WEST A DISTANCE OF 1680.87 FEET;

THENCE NORTH 88°39'45" EAST A DISTANCE OF 528.56 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF SALMON FALLS ROAD BEING AT COUNTY ROAD STATION 0+13.60 AND 30.00 FEET LEFT OF THE CENTERLINE OF SALMON FALLS ROAD AS PER THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE # 2017000898, SKAMANIA COUNTY, WA.;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF SALMON FALLS ROAD AS PER SAID RECORD OF SURVEY THE FOLLOWING COURSES:

THENCE NORTH 01°21'46" EAST A DISTANCE OF 387.28 FEET TO A 348.31 FOOT RADIUS CURVE TO THE RIGHT SAID POINT BEING AT STATION 4+00.88, 30.00 FEET LEFT OF SAID CENTERLINE;

Skamania County Assessor

Date 5-8-17 Parcel# 2-5-33-0-0-2900  
10/4/20 Portion of 1-5-4-0-0-200  
2 in

20 acres exempted by: 5-8-17

## EXHIBIT "A"

The East 20 acres of that parcel of property conveyed to Robert McDaniel Brown by Warranty Deed recorded in Book 72, page 931 and 932, records of Skamania County, State of Washington, described as follows:

A 20 acre parcel of property located in the Southwest Quarter of the Southeast Quarter of Section 33, Township 2 North, Range 5 East and in the Northwest Quarter of the Northeast Quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Commencing at the Northeast corner of the South Half of the South Half of said Section 33;

Thence North  $89^{\circ} 14' 53''$  West along the North line of said South Half of the South Half of Section 33, a distance of 2173.58 feet to a point on the Westerly right of way line of Salmon Falls Road (County Road #1213) and the True Point of Beginning;

Thence continuing North  $89^{\circ} 14' 53''$  West along said North line a distance of 144.20 feet;

Thence South  $01^{\circ} 18' 47''$  West a distance of 1680.87 feet;

Thence North  $88^{\circ} 39' 45''$  East a distance of 528.56 feet to said Westerly right of way line of Salmon Falls Road being at County Road station 0+13.60 and 30.00 feet left of the centerline of Salmon Falls Road as per that record of survey filed under Auditor's File No. 2017000898, Skamania County Records.;

Thence along said Westerly right of way line of Salmon Falls Road as per said record of survey the following courses:

Thence North  $01^{\circ} 21' 46''$  East a distance of 387.28 feet to a 348.31 foot radius curve to the right said point being at station 4+00.88, 30.00 feet left of said centerline;

Thence around said 348.31 foot radius curve to the right a distance of 108.46 feet to station 5+00, 30.00 feet left of said centerline;

Thence North  $20^{\circ} 45' 02''$  East a distance of 104.11 feet to station 6+00, 40.00 feet left of said centerline;

Thence North  $16^{\circ} 26' 14''$  East a distance of 85.60 feet to station 7+00, 40.00 feet left of said centerline;

Thence North  $07^{\circ} 59' 04''$  East a distance of 43.68 feet to station 7+50, 35.00 feet left of said centerline;

Thence North  $04^{\circ} 29' 11''$  West a distance of 8.11 feet to station 7+59.22, 35.00 feet left of said centerline;

Thence North  $05^{\circ} 24' 36''$  West a distance of 493.39 feet to station 12+52.61, 35.00 feet left of said centerline;

Thence North  $84^{\circ} 35' 34''$  East a distance of 5.00 feet to station 12+52.61, 30.00 feet left of said centerline;

Thence North 05° 24' 36" West a distance of 42.36 feet to a 307.03 foot radius curve to the left said point being at station 12+94.97, 30.00 feet left of said centerline;

Thence around said 307.03 foot radius curve to the left a distance of 236.22 feet to a 2,479.47 foot radius curve to the left said point being at station 15+54.28, 30.00 feet left of said centerline;

Thence around said 2,479.47 foot radius curve to the left a distance of 201.94 feet to station 17+58.66, 30.00 feet left of said centerline;

Thence North 58° 49' 13" West a distance of 152.26 feet to the True Point of Beginning.

Skamania County Assessor

Date 11/4/00 Parcel# 2-5-33-2902  
G.S.