

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

2021-000594

02/22/2021 01:47 PM

Request of: JODINE DIXON, ATTORNEY



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WHEN RECORDED RETURN TO:

Jodine Dixon, Attorney
Dixon Law PLLC
PO BOX 1777
Battle Ground, WA 98604

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

Quit Claim Deed

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

GRANTOR(S):

1. Jeffray W. Marsh

3. _____

☐ Additional names on page _____ of document.

GRANTEE(S):

1. Marvett Holdings LLC

3. _____

☐ Additional names on page _____ of document.

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

1) Lot 2 Port of Skamania CO-BK TPG 93 2) PARCEL-3
3) PARCEL-2 4) PARCEL-4

☐ Complete legal on page _____ of document.

Assessor's Property Tax Parcel #

1) 02071900030900
2) 02071900031200 3) 02071900031100

☐ Additional parcel numbers on page _____ of document.

4) 02071900031300

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.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

WHEN RECORDED RETURN TO:

Jodine Dixon, Attorney
Dixon Law PLLC
PO Box 1777
Battle Ground, WA 98604

**Quit Claim Deed
(Individual into LLC)**

Grantor:

Jeffrey W. Marsh
3436 NW Lacamas Ln.
Camas, WA 98607

Grantee:

Marrett Holdings, LLC
317 E. Main St.
Battle Ground, WA 98604

Abbreviated Legals:

- 1) LOT 2 PORT OF SKAMANIA CO- BK
T PG 93
- 2) PARCEL-3
- 3) PARCEL-2
- 4) PARCEL-4

Assessor's Tax Parcel No.

- 1) 02071900030900
- 2) 02071900031200
- 3) 02071900031100
- 4) 02071900031300



Documentary transfer tax is none. No consideration.

THE GRANTOR, Jeffrey W. Marsh, hereby releases, quitclaims, grants and conveys to:

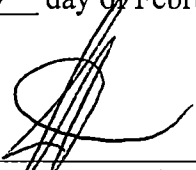
THE GRANTEE, Marrett Holdings, LLC, the hereafter-described real estate situated in the County of Skamania State of Washington, including any interest therein which Grantors may hereafter acquire:

See Exhibit A

Subject to Future Real Property Taxes and/or Assessments. Covenants, conditions, restrictions, easements, and reservations of record, if any.

DATED this the 17 day of February, 2021.

SIGNED

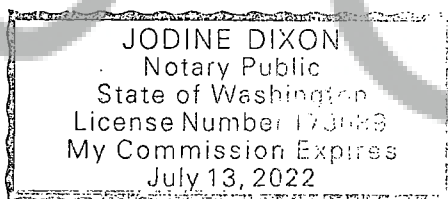

Jeffrey W. Marsh

STATE OF WASHINGTON

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Jeffrey W. Marsh is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

SWORN TO AND SUBSCRIBED before me, this the 17 day of February, 2021.



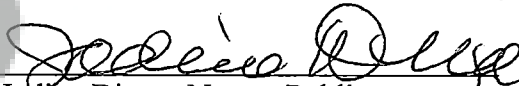

Jodine Dixon, Notary Public
My Commission Expires July 13, 2022

Exhibit A

A parcel of land located in a portion of Lot 2 of the "Port of Skamania Short Plat," according to the City Plat thereof, recorded in Book "T" of City Plats at Page 93, Skamania County, Washington, City Plat records;

BEGINNING at the Northwest corner of said Lot 2;

Thence along the North line of said Lot 2, North $60^{\circ}57'22''$ East, for a distance of 214.73 feet;

Thence continuing along said North line, South $29^{\circ}02'38''$ East, for a distance of 185.58 feet;

Thence leaving said North line, South $01^{\circ}33'22''$ West, for a distance of 269.46 feet to the South line of said Lot 2;

Thence continuing along said South line, North $88^{\circ}26'38''$ West, for a distance of 17.55 feet;

Thence continuing along the South line, South $01^{\circ}33'22''$ West, for a distance of 322.30 feet to the North right of way line of said State Route 14 (South line of said Lot 2);

Thence continuing along said South line, South $58^{\circ}32'09''$ West, for a distance of 341.93 feet to the Southwest corner of said Lot 2;

Thence leaving said South line, North $01^{\circ}33'22''$ East, along the West line of said Lot 2, for a distance of 813.91 feet to the POINT OF BEGINNING;

CONTAINING: 5.14 acres of land, more or less.

TOGETHER WITH a 30 foot (15 feet either side of the centerline) wide easement for ingress, egress and utilities, the centerline described as follows;

BEGINNING at a point on the East line of Lot 2 of the "Port of Skamania Short Plat," according to the City Plat thereof, recorded in Book "T" of City Plats at Page 93, Skamania County, Washington, City Plat records, that bears North $19^{\circ}56'04''$ East, a distance of 118.08 feet;

Thence South $88^{\circ}48'01''$ West, for a distance of 23.86 feet to the beginning of a 285.00 foot radius tangent curve to the left;

Thence along the arc of a 285.00 foot radius tangent curve to the left, for an arc distance of 95.00 feet, through a central angle of $19^{\circ}05'56''$, for a radius of which bears South $01^{\circ}11'59''$ East, the long chord of which bears South $79^{\circ}15'03''$ West, for a chord distance of 94.56 feet;

Thence South 69°42'05" West, for a distance of 7.71 feet to the beginning of a 610.00 foot radius tangent curve to the left;

Thence along the arc of a 610.00 foot radius tangent curve to the left, for an arc distance of 98.66 feet, through a central angle of 09°16'00", the radius of which bears South 20°17'55" East, the long chord of which bears South 65°04'05" West, for a chord distance of 98.55 feet;

Thence South 60°26'05" West, for a distance of 55.09 feet to the beginning of a 172.00 foot radius tangent curve to the right;

Thence along the arc of a 172.00 foot radius tangent curve to the right, for an arc distance 171.54 feet, through a central angle of 57°08'33", the radius of which bears North 29°33'55" West, along the long chord of which bears South 27°34'38" West, along the long chord of which bears North 69°07'14" West, for a chord distance of 132.96 feet;

Thence North 75°49'06" West, for a distance of 71.78 feet to the beginning of a 173.00 foot radius tangent curve to the left;

Thence along the arc of a 173.00 foot radius tangent curve to the left, for an arc distance of 109.25 feet, through a central angle of 36°10'55", the radius of which bears South 14°10'54" West, the long chord of which bears South 86°05'27" West, for a chord distance of 107.44 feet;

Thence South 67°59'59" West, for a distance of 104.30 feet to the beginning of a 530.00 foot radius tangent curve to the left;

Thence along the arc of a 530.00 foot radius tangent curve to the left, for an arc distance of 65.16 feet, through a central angle of 07°02'38", the radius of which bears South 22°00'01" East, the long chord of which bears South 64°28'40" West, for a chord distance of 65.12 feet;

Thence South 60°57'22" West, for a distance of 146.61 feet to the TERMINUS of the above described easement centerline, said TERMINUS bears South 62°08'32" East, 339.38 feet from the Northwest corner of said Lot 2. The sidelines at the beginning of the above described easement centerline will be shortened or extended to intersect the East line of said Lot 2. The sidelines of the terminus of the above described easement centerline will be shortened or extended to intersect the East line of proposed Parcel 4.

TOGETHER WITH AND SUBJECT to all easements, reservations, covenants and restrictions apparent or of record and as disclosed on "Port of Skamania Short Plat," according to the City Plat thereof, recorded in Book "T" of City Plats at Page 93, Skamania County, Washington City Plat Records

Skamania County Assessor

Date 2/22/21 Parcel# 2-7-19-309

④ 2-7-19-312
2-7-19-311
2-7-19-313