



WHEN RECORDED RETURN TO:

Michael J LaGrange and Irina Z LaGrange
431 Laurel Lane
Washougal, WA 98671

File No.: 1170484

Filed for Record at Request of: **Stewart Title Company**

STATUTORY WARRANTY DEED

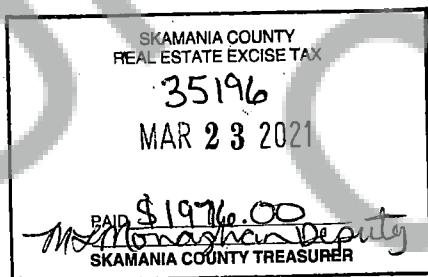
THE GRANTOR(S), **Alan L Harness and Marcella J Harness, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Michael J LaGrange and Irina Z LaGrange, husband and wife** the following described real estate, situated in the County of Skamania, State of Washington:

See attached Exhibit A

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: **lots 36 & 38 Washougal River Tracts**
Blk A / Pg 80

Tax Parcel Number(s): 02053230030100, 02053230030200 *DM*



Dated: March 17th, 2021

Alan L. Harness
Alan L. Harness

Marcella J. Harness
Marcella J. Harness

State of Washington

County of ~~Skamania~~ Clark

ss.

I certify that I know or have satisfactory evidence that Alan L. Harness and Marcella J. Harness 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 this instrument.

Dated: March 17, 2021

Stephanie Dwyer
Notary name printed or typed: Stephanie Dwyer
Notary Public in and for the State of Washington
Residing at Oakland
My appointment expires: 9-26-24



EXHIBIT "A"

PARCEL I: 02-05-32-3-0-0301-00

A tract of land lying in the Northeast Quarter of the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian and in the Plat of WASHOUGAL RIVERSIDE TRACTS, recorded in Book 'A' of Plats, Page 80, records of Skamania County, State of Washington, being more particularly described as follows:

Beginning at the Northwest corner of said Southwest Quarter as shown on the record of Survey filed under Auditor's File Number 2007166010, records of said county thence South $86^{\circ} 15' 31''$ East 1731.90 feet;

Thence South $03^{\circ} 44' 29''$ West 0.99 feet to a $\frac{1}{2}$ " iron rod marked with a Robert Glaeser cap;

Thence South $86^{\circ} 18' 46''$ East 232.89 feet to the Northwest corner of Lot 38;

Thence South $08^{\circ} 56' 58''$ East 186.85 feet to the Northwest corner of Revised Lot 36 and to the True Point of Beginning;

Thence South $75^{\circ} 06' 43''$ East 58.60 feet, North $86^{\circ} 51' 18''$ East 51.69 feet and South $86^{\circ} 46' 23''$ East 131.22 feet, along the Revised North line of said Revised Lot 36 to the Northeast corner of said Lot;

thence South $33^{\circ} 16' 19''$ West 103.25 feet to the Southeast corner of said Lot;

Thence North $86^{\circ} 52' 30''$ West 200.57 feet to the Southwest corner of said Lot;

Thence North $17^{\circ} 12' 52''$ East 73.07 feet and North $08^{\circ} 56' 58''$ West 25.50 feet to the True Point of Beginning.

PARCEL II: 02-05-32-3-0-0302-00

Lot 38 of WASHOUGAL RIVER TRACTS, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 80, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 3/23/21 Parcel# 2-5-32-3-301
2-5-32-3-302