



When recorded return to:

Jackie Hazel
Cole Tolleson
2291 Salmon Falls Rd
Washougal, WA 98671

STATUTORY WARRANTY DEED

CTV12563

The Grantor, **Justin Robert Carlson-Brown and Alyssa Brown**, husband and wife who also appears of record as **Justin Robert Carlson-Brown**, as his separate estate

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Jackie Hazel and Cole Tolleson, wife and husband and Michelle D. Wolff, an unmarried person**

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

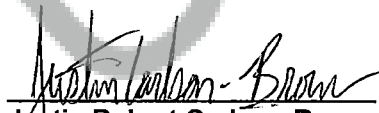
SEE ATTACHED EXHIBIT "A"

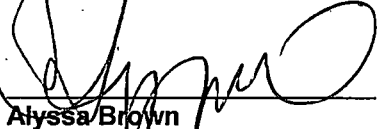
Abbreviated Legal: **PTN SEC 33, T2N, R5EWM AND SEC 4, T1N, R5EWM**

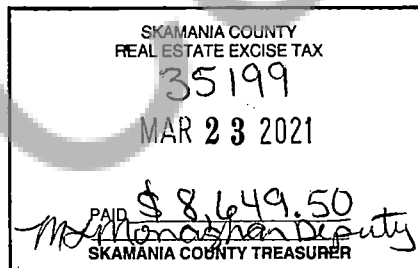
Tax Parcel Numbers(s): **02 05 33 0 0 2902 00 , 02 05 33 0 0 2902 03 , 02 05 33 0 0 2902 06**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: **March 19, 2021**


Justin Robert Carlson-Brown


Alyssa Brown



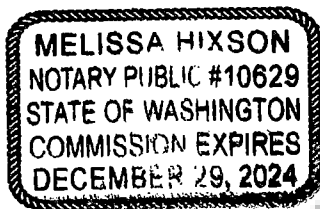
STATE OF **Washington**


} ss.

COUNTY OF **Clark**

I certify that I know or have satisfactory evidence that **Justin Robert Carlson-Brown and Alyssa Brown** are the persons who appeared before me, and said persons 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.

Dated: **March 19, 2021**





Melissa M. Hixson
Notary Public in and for the State of Washington
Residing at **La Center**
My appointment expires: **12/29/2024**

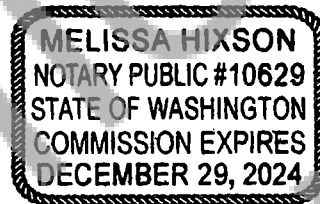


EXHIBIT "A"

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 NO. 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;

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 TO SAID CENTERLINE;

THENCE NORTH 20°45'02" EAST A DISTANCE OF 104.11 FEET TO STATION 6+00 40.00 FEET LEFT OF SAID CENTERLINE;

THENCE NORTH 16°26'14" EAST A DISTANCE OF 85.60 FEET TO STATION 7+00, 40.00 FEET LEFT OF SAID CENTERLINE;

THENCE NORTH 07°59'04" EAST A DISTANCE OF 43.68 FEET TO STATION 7+50, 35.00 FEET LEFT OF SAID CENTERLINE;

THENCE NORTH 04°29'11" WEST A DISTANCE OF 8.11 FEET TO STATION 7+59.22, 35.00

FEET LEFT OF SAID CENTERLINE;

THENCE NORTH 05°24'36" WEST A DISTANCE OF 493.39 FEET TO STATION 12+52.61, 35.00 FEET LEFT OF SAID CENTERLINE;

THENCE NORTH 84°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 03/23/21 Parcel# 02053300290200
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02053300290206

Jm