

2021-001114

03/30/2021 03:46 PM



AFTER RECORDING MAIL TO:

David Beers
Sarah Beers

1609 NE 219th St
Bridgefield, WA 98642

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 21-160827

Statutory Warranty Deed

Abbreviated Legal: TRACT 8 P+7 SEC 24 T9N R5E W.M.

Additional legal(s) on page: 3

Assessor's Tax Parcel Number(s): 07052400050000 DN

THE GRANTOR **Elk View, LLC**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **David Beers and Sarah Beers**, husband and wife 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.

Skamania County
Real Estate Excise Tax
35219
MAR 30 2021

Dated this 28th day of March, 2021 PAID \$ 1,321.25
Skamania County Treasurer
Shirley Ann Deputy

Elk View, LLC

By: *Linda P. Coonrod* Date: 3-26-2021
Linda P. Coonrod, Manager

STATE OF WASHINGTON }

County of Clallam } SS.

I certify that I know or have satisfactory evidence that Linda P. Coonrod, is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/are authorized to execute the instrument and acknowledged it as the Manager of Elk View, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in the instrument.

Dated this 26th day of March, 2021

Cheryl A. Flack

Notary Public in and for the State of WASHINGTON

Residing at: *Vancouver*

My appointment expires: 2/1/2022

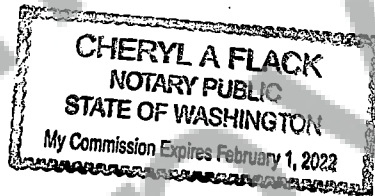


EXHIBIT "A"

A portion of the West half of the Southeast Quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the West line of the Southeast Quarter of Section 24 that is North $00^{\circ} 23' 02''$ East, 1094.00 feet from the South Quarter corner of Section 24; thence South $89^{\circ} 56' 27''$ East, 59.64 feet to the centerline of a 60 foot private road easement; thence following said easement centerline along the arc of a 105 foot radius curve to the right (the radial bearing of which is North $73^{\circ} 56' 57''$ East), through a central angle of $64^{\circ} 03' 03''$, for an arc distance of 117.38 feet; thence North $48^{\circ} 00' 00''$ East, 155.00 feet; thence along the arc of an 840 foot radius curve to the left, through a central angle of $08^{\circ} 00' 00''$, for an arc distance of 117.29 feet to the intersection with the centerline of another 60 foot private road easement; thence following said latter easement centerline, South $84^{\circ} 00' 00''$ East, 170.00 feet; thence along the arc of a 400 foot radius curve to the left, through a central angle of $16^{\circ} 00' 00''$, for an arc distance of 111.70 feet; thence North $80^{\circ} 00' 00''$ East, 96.78 feet; thence leaving said easement centerline, South $00^{\circ} 23' 14''$ West, 74.19 feet to the Northeast corner of the West half of the Southwest Quarter of the Southeast Quarter of Section 24; thence continuing South $00^{\circ} 23' 14''$ West, 1316.97 feet to the Southeast corner of the West half of the Southwest Quarter of the Southeast Quarter of Section 24; thence South $89^{\circ} 55' 55''$ West, 660.46 feet to the South Quarter corner of Section 24; thence North $00^{\circ} 23' 02''$ East, 1094.00 feet to the Point of Beginning.

Skamania County Assessor

Date 3/30/21 Parcel# 7-5-24-500