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DOCUMENT TITLE(S): DEED

Quitclaim Deed

**AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S)
BEING ASSIGNED OR RELEASED:**

Additional reference numbers can be found on page _____ of document.

GRANTOR(S):

married as his Separate Estate

~~James E. Martin and Stephanie Martin, a married couple, as community property~~

Additional grantor(s) can be found on page _____ of document.

GRANTEE(S):

James E Martin and Stephanie Martin

~~PennyMac Loan Services, LLC~~

A married Couple

~~TRUSTEE: Fidelity National Title Company~~

Additional grantee(s) can be found on page _____ of document.

ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr,
section, township and range OR; unit, building and condo name.)

Ptn Sec. 33, T2N, R6EWM

Additional legal(s) can be found on page 3 of document.

ASSESSOR'S 16-DIGIT PARCEL NUMBER:

02063300180100



Additional numbers can be found on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

35292

APR 28 2021

exempt
McMonaghan
SKAMANIA COUNTY TREASURER

QUITCLAIM DEED

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 27954064

ASSESSOR PARCEL IDENTIFICATION NUMBER:

02 06 33 0 0 1801 00

ABBREVIATED LEGAL: PTN SEC 33, T2N, R6EWM

Exempt: Section WAC 458-61A-203 (1): Transfers from one spouse or domestic partner to the other that establish or separate community property are not subject to the real estate excise tax.

James E. Martin, married, as his separate estate, whose mailing address is **22 Franz Road Stevenson, WA 98648**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and quitclaims to **James E Martin** and **Stephanie Martin**, a married couple, as community property, hereinafter grantees, whose tax mailing address is **22 Franz Road Stevenson, WA 98648**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN AND IN A PORTION OF THE NORTHEAST QUARTER or THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 01°43'15" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, FOR A DISTANCE OF 155.35 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 14; THENCE CONTINUING SOUTH 77°18'52" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROUTE 14, FOR A DISTANCE OF 1096.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF STATE ROUTE 14 NORTH 01°06'57" EAST, FOR A DISTANCE OF 450.00 FEET; THENCE NORTH 89°10'12" WEST, FOR A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°06'57" WEST, FOR A DISTANCE OF 497.15 FEET TO SAID NORTH RIGHT OF WAY LINE OF STATE ROUTE 14; HENCE ALONG SAID NORTH RIGHT OF WAY LINE OF SAID STATE ROUTE 14, ALONG THE ARC OF A 1382.40 FOOT RADIUS NON-TANGENT CURVE TO THE LEE F, FOR AN ARC DISTANCE OF 51.38 FEET, THROUGH A CENTRAL ANGLE OF 02°07'46", THE CHORD OF WHICH BEARS NORTH 78°22'45" EAST, FOR A CHORD DISTANCE OF 51.38 FEET; I HENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF SAID STATE ROUTE 14, NORTH 77°18'52" EAST, FOR A DISTANCE OF 154.34 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 02 06 33 0 0 1801 00

Property Address is: 22 Franz Road Stevenson, WA 98648.

Skamania County Assessor

Date 4/29/21 Parcel# 2-6-33-1801

Prior instrument reference: _____

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on April 5th, 2021

STATE OF Washington
COUNTY OF Skamania

The foregoing instrument was acknowledged before me on April 5th, 2021 by **James E. Martin** who is personally known to me or has produced WDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

LACIE NEWLAN
Notary Public
State of Washington
License Number 203121
My Commission Expires
October 21, 2022