

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

2021-001676

05/12/2021 11:51 AM

Request of: CLARK COUNTY TITLE



00008649202100016760050058

When recorded return to:
Wayne Harner and Jennifer Harner
1708 Northeast 41st Circle
Vancouver, WA 98663

Escrow Number: 2021-26509-VCP

Filed for Record at the request of: Aegis Land Title Group

CL20323

STATUTORY WARRANTY DEED

THE GRANTOR(S), Lizbeth A. Hermansen, a single person as her separate estate by deed from Grantor recorded with Skamania County Recording Office., for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Wayne Harner and Jennifer Harner, husband and wife the following described real estate, situated in Skamania County, State of Washington:

FOR PROPERTY DESCRIPTION SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

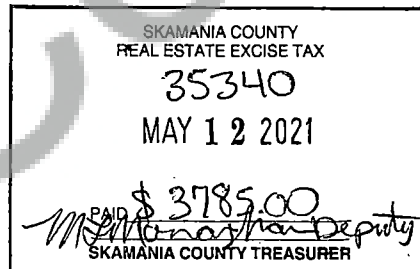
Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey, and including the attached **Exhibit "B"**

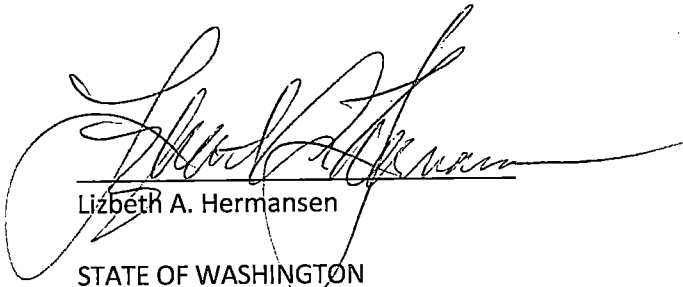
Abbreviated Legal: PTN Lots 1 AND 2, Subdivision of HOME VALLEY

LUMBER CO *C.S.*

Tax Parcel Number(s): 03083500090000

Dated: 05/06/2021





Lizbeth A. Hermansen

STATE OF WASHINGTON
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Lizbeth A. Hermansen is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6th day of May, 2021



Signature

Notary Public

Title

My appointment expires:

☐ This notarial act involved the use of communication technology (check box if applicable).

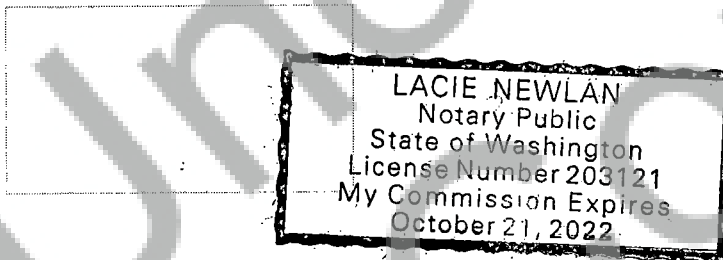


EXHIBIT A
LEGAL DESCRIPTION

Property Description: *Together with 1970 ELCA*

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND IN GOVERNMENT LOT 5 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECT OF THE EAST RIGHT OF WAY LINE OF WIND MOUNTAIN ROAD AS SHOWN IN CRP NO. 70-32 AND THE NORTH RIGHT OF WAY LINE OF SR 14 AS PER "WIND RIVER ROAD TO WIND MOUNTAIN" MAP DATED 6-29-54;

THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 26°02'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 56°46'48" EAST 207.23 FEET, A DISTANCE OF 209.08 FEET;

THENCE SOUTH 46°14'16" EAST, A DISTANCE OF 30.00 FEET, TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 490.00 FEET AND A CENTRAL ANGLE OF 14°20'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°35'19" EAST 122.38 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 122.70 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THE TRACT OF LAND CONVEYED TO THE COUNTY OF SKAMANIA BY DEED DATED DECEMBER 10, 1917, AND RECORDED JANUARY 21, 1918, AT PAGE 407 OF BOOK Q OF DEEDS, RECORDS OF SKAMANIA COUNTY;

THENCE SOUTH 56°54'10" EAST ALONG SAID LINE, A DISTANCE OF 415.60 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF THE OLD WIND MOUNTAIN ROAD AS PER RECORD OF SURVEY IN AUDITOR'S FILE NUMBER 143868;

THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST, A DISTANCE OF 277.23 FEET, SAID CURVE HAVING A RADIUS OF 225.45 FEET AND A CENTRAL ANGLE OF 70°27'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°16'52" WEST 260.09 FEET, MORE OR LESS, TO SAID NORTH RIGHT OF WAY LINE OF SR14;

THENCE NORTH 32°36'23" EAST, A DISTANCE OF 39.46 FEET;

THENCE NORTH 79°01'33" WEST, A DISTANCE OF 149.88 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3024.93 FEET AND A CENTRAL ANGLE OF 4°43'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°23'47" WEST 249.43 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 249.50 FEET;

THENCE NORTH 64°45'33" WEST TANGENT TO SAID CURVE, A DISTANCE OF 89.83 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor
Date 5/12/24 Parcel# 65 3-8-35-900

EXHIBIT B

REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:

YEAR AMOUNT PAID OWING

2021 \$1,499.02 \$749.51 \$749.51

TAX ACCOUNT NO: 03 08 35 0 0 0900 00

REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.

NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:

SKAMANIA COUNTY TREASURER

PO BOX 790

STEVENSON, WA 98648

PHONE: 509-427-3761

UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY HOME VALLEY WATER DISTRICT.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWESTERN ELECTRIC COMPANY

PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION

AUDITOR'S FILE NO.: BOOK N, PAGE 623

AREA AFFECTED: SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWESTERN ELECTRIC COMPANY

PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION

AUDITOR'S FILE NO.: BOOK O, PAGE 72

AREA AFFECTED: SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWESTERN ELECTRIC COMPANY

PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION

AUDITOR'S FILE NO.: BOOK O, PAGE 586

AREA AFFECTED: SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWESTERN ELECTRIC COMPANY

PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION

AUDITOR'S FILE NO.: BOOK X, PAGE 604

AREA AFFECTED: SAID PREMISES

PERMIT TO WASTE EARTH MATERIALS AND THE TERMS AND CONDITIONS THEREOF,

RECORDED UNDER AUDITOR'S FILE NO. BOOK 39, PAGE 304

10. MATTERS SET FORTH BY SURVEY:

BOOK/PAGE OF SURVEYS: 3/425

ADMINISTRATIVE DECISION AND THE TERMS AND CONDITIONS THEREOF, RECORDED
December 21, 2007 UNDER AUDITOR'S FILE NO. 2007168557.

RELINQUISHMENT OF ALL EXISTING FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID PREMISES AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONVEYED BY DEED DATED April 19, 2012, RECORDED April 19, 2012, UNDER FILE NO. 2012180495, TO THE STATE OF WASHINGTON.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: BOUNDARY LINE ADJUSTMENT
RECORDED: December 16, 2015
AUDITOR'S FILE NO.: 2015002660

DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.

Unofficial
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