

When recorded return to:
Magdalynn T. Priddy
11507 NE 14th Street
Vancouver, WA 98684

Skamania County, WA
Total: \$105.50
DEED
Pgs=3
2021-001840
05/25/2021 01:42 PM
Request of: CLARK COUNTY TITLE
00008846202100018400030038

Filed for record at the request of:



1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 612875732

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew Bisbee and Angie Bisbee, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Magdalynn T. Priddy, an unmarried woman

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

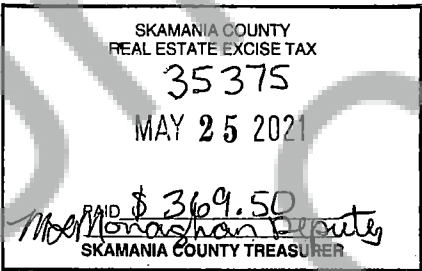
Abbreviated Legal: (Required if full legal not inserted above.)

LOT 1 OF JOHN NIEMER SHORT PLAT

Tax Parcel Number(s): 07062310040100 ym 5/25/21

Subject to:

Easements, covenants, conditions and restrictions of record, if any.

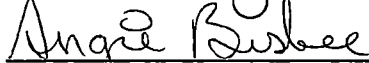


STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2021



Andrew Bisbee

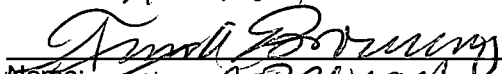


Angie Bisbee

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Andrew Bisbee and Angie Bisbee 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: 5/24/2021



Name: Tim A. Browning

Notary Public in and for the State of Washington

Residing at: Central WA

My appointment expires: 8/25/2023

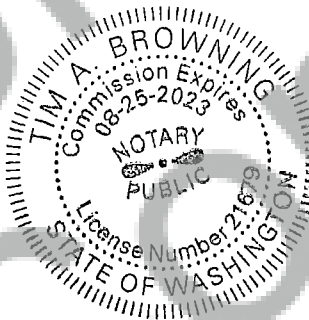


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07062310040100

PARCEL I

LOT 1 OF THE JOHN NIEMER SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO.
2004153795,
RECORDS OF SKAMANIA COUNTY WASHINGTON.

PARCEL II

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24,

TOWNSHIP 7 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT WITH BLM BRASS CAP AT THE NORTHWEST
CORNER

OF SECTION 24; THENCE SOUTH 01°18'16" WEST, ALONG THE WEST LINE OF THE
NORTHWEST

QUARTER OF SECTION 24, FOR A DISTANCE OF 993.55 FEET TO THE NORTHEAST CORNER
OF

LOT 1 OF THE "JOHN NIEMER SHORT PLAT" AS RECORDED IN AUDITOR'S FILE NO.

2004153795

AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°15'21" EAST, ON THE EXTENSION
OF

THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 50.69 FEET TO THE CENTERLINE OF
THE

UNITED STATES FOREST SERVICE "25 ROAD" AS DESCRIBED IN SHAMANIA COUNTY
AUDITOR'S

FILE NO 2004155037; THENCE SOUTH 01°12'00" WEST, ALONG SAID ROAD CENTERLINE,
331.14

FEET; THENCE LEAVING SAID ROAD CENTERLINE, NORTH 89°17'49" WEST, 51.29 FEET TO
THE

SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER
OF

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23; THENCE NORTH 01°18'16"
EAST, 331.18 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 5-25-21 Parcel# 07062310040100

jm