Skamania County, WA Total:\$108.50 DEED Pgs=6

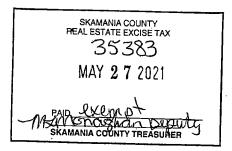
2021-001872 05/27/2021 12:50 PM

Request of: MICHAEL & HEATHER CATES

00008883202100018720060065

### **AFTER RECORDING MAIL TO:**

Michael & Heather Cates 10700 NE 124<sup>th</sup> Ave. Vancouver, WA 98682



Quit Claim Deed

The GRANTORS, Michael Cates and Heather Cates, husband and wife, as tenants in common, owners of the Parcel described in Statutory Warranty Deed filed under Auditor File Number 2011-179249, Skamania County records and known as Tax Parcel Number 02053400070300, more particularly described as follows; 5/27/24

See Exhibit 'A'

hereby grants, conveys and quit claims their rights and interests to

The GRANTEES, Michael Cates and Heather Cates, husband and wife, as tenants in common, their heirs and assignees;

together with all after acquired title of the Grantors, the following described real estate situated in the County of Skamania, State of Washington:

See Exhibit 'B' and shown on Exhibit 'C'

RETAINING a 40° wide Access and Utility Easement from the West end of a 60° Easement recorded in Book 233, Page 935, Skamania County records, and over and across an existing travelled way intersecting the North line of the parcel described in said Exhibit B and continuing Southwesterly to the West line of said parcel.

Skamania County provides no warranty that this parcel has been reviewed for buildability, water availability, sewer, or access. Buyers shall perform their own due diligence regarding the ability to develop, obtain water, develop a septic system, and access the parcel.

This parcel is exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be further subdivided and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

Assessor's Property Tax Parcel / Account Number(s): 02053400070300

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# Exhibit 'A'

'The North half of the Northeast quarter of the Southwest quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, also known as Tax Parcel 02053400070300.'

Skamania County Assessor

Date <u>5-27-21</u> Parcel # <u>0205 34</u> 00070300

#### Exhibit 'B'

Beginning at the Southeast corner of the North half of the Northeast quarter of the Southwest quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, which is monumented by a 30" long 5/8" rebar with yellow plastic cap;

Thence along the South line of the North half of the Northeast quarter of the Southwest quarter North 89°27'25" West, a distance of 737.33 feet; thence North 01°11'16" East, a distance of 195.26 feet

thence North 73°39'52" East, a distance of 565.64 feet;

thence South 82°05'17" East, a distance of 199.36 feet to a point on the East line of the North half of the Northeast quarter of the Southwest quarter;

thence South 01°12'11" West, a distance of 333.93 feet to the Point of Beginning.

Containing 5.01 Acres, more or less.

#### Exhibit 'B'

Beginning at the Southeast corner of the North half of the Northeast quarter of the Southwest quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, which is monumented by a 30" long 5/8" rebar with yellow plastic cap;

Thence along the South line of the North half of the Northeast quarter of the Southwest quarter North 89°27'25" West, a distance of 737.33 feet; thence North 01°11'16" East, a distance of 195.26 feet thence North 73°39'52" East, a distance of 565.64 feet; thence South 82°05'17" East, a distance of 199.36 feet to a point on the East line of the North half of the Northeast quarter of the Southwest quarter; thence South 01°12'11" West, a distance of 333.93 feet to the Point of Beginning.

Containing 5.01 Acres, more or less.

Skamania County Community Development

One-time 5-acre Exemption
Approyed by:

## EXHIBIT 'C' IN SECTION 34, T.2N., R.5E., W.M. SKAMANIA COUNTY, WASHINGTON TAX PARCEL 02053400070300 CENTER 1/4 N89 \*26 '30 W 1307.35 S82 \*05 \* 17 \* E 1 199 . 36 \* NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 -40' ACCESS & UTILITY EASEMENT - FOLLOWS EXISTING TRAVELLED WAY NOT SURVEYED EASEMENT (BK.233PG.935) LOT 1 POINT OF N89 \*27 \*25 \* W 737 . 33 \* BEGINNING 589 °27 '25"E 1307, 17 BELL DESIGN One-time 5-acre Exemption Approved by: COMPANY SCALE 1"=150" 0:\2021\BIO9\2IBIO9.pro