

2021-002021

06/08/2021 12:07 PM



When recorded return to:
Rosa Maria Lopez Alanis
TBD Tote Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-146990

STATUTORY WARRANTY DEED


THE GRANTOR(S) George Scholes and AnnMarie Scholes, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Rosa Maria Lopez Alanis, an unmarried person

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

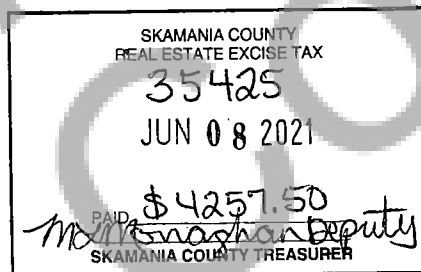
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Tax Parcel Number(s): 02052700110000 


Subject to:

1. Taxes and Assessments as they become due and payable.

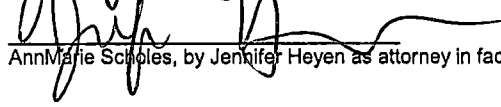


STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2021



George Scholes, by Jennifer Heyen as attorney in fact



AnnMarie Scholes, by Jennifer Heyen as attorney in fact

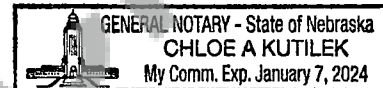
State of Nebraska

County of Douglas

I certify that I know or have satisfactory evidence that Jennifer Heyen is the person who appeared before me, and said person acknowledged that he/she signed this Instrument as Attorney in Fact for George Scholes and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/03/2021

Chloe A. Kutilek
Name: Chloe A. Kutilek
Notary Public in and for the State of NE
Residing at: Douglas County
My appointment expires: 01/07/2024



State of ~~Washington~~ Nebraska

County of ~~Clark~~ Douglas

I certify that I know or have satisfactory evidence that Jennifer Heyen is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for AnnMarie Scholes and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/03/2021

Chloe A. Kutilek
Name: Chloe A. Kutilek
Notary Public in and for the State of NE
Residing at: Douglas County
My appointment expires: 01/07/24

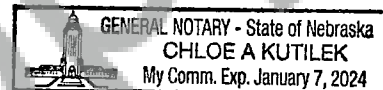


EXHIBIT "A"

A parcel of land situated within the West Half of the Northeast Quarter and the West Half of the East Half of the Northeast Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described more particularly as follows:

Beginning at the North Quarter corner of said Section 27 (from which a brass cap for a witness corner bears North 89° 05' 15" West, 147.35 feet), thence along the quarter section line South 01° 23' 12" West, 1173.99 feet to the Southwest corner of this parcel; thence South 88° 18' 31" East, 1288.41 feet to the centerline of a private road; thence Northeasterly along said centerline, the chord of which bears North 46° 21' 20" East, 314.16 feet to an intersection with the centerline of Tote Road; thence North 12° 00' 13" East, 657.51 feet to the South line of a strip of land 300 feet in width deeded to the Bonneville Power Administration; thence along said South line, South 89° 08' 09" East, 341.47 feet to the East line of said West Half of the East Half of the Northeast Quarter; thence along said East line, North 01° 11' 26" East, 325.54 feet to the North line of said Section 27; thence North 89° 05' 15" West, 1971.95 feet to the point of beginning;

EXCEPTING THEREFROM that portion conveyed to Bonneville Power Administration.

ALSO EXCEPTING THEREFROM all that portion of the Northwest Quarter of the Northeast Quarter of the West Half of the Northeast Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington lying North of the Northerly right of way line of the North Bonneville-Troutdale Lines 1 and 2.

FURTHER EXCEPTING THEREFROM a portion of that certain tract of land described as Parcel 1 in Skamania County's Auditor's File Number 2013000865, located within the West Half of the Northeast Quarter and the West Half of the East Half of the Northeast Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Commencing at the Northeast corner of Section 27, Township 2 North, Range 5 East of the Willamette Meridian; thence South 89° 05' 15" West, along the North line of Section 27, a distance of 657.32 feet; thence South 01° 11' 26" West, a distance of 325.54 feet, to the Northeast corner of that certain tract of land described as Parcel 2 in Auditor's File Number 2013000865; thence North 89° 08' 09" West, along the North line of said Parcel 2, a distance of 341.47 feet, to the Northwest corner of said Parcel 2, also being the point of beginning of this description; thence South 12° 00' 13" West, along the West line of said Parcel 2, a distance of 314.44 feet; thence North 22° 20' 26" West, a distance of 335.68 feet, to a point on Bonneville Power Administration's South Right of Way line, last said point bears North 89° 08' 09" West, 193.01 feet from the Point of Beginning; thence South 89° 08' 09" East, along the South line of said Bonneville Right of Way, a distance of 193.01 feet, back to the Point of Beginning.

TOGETHER THEREWITH a portion of that certain tract of land described as Parcel 2 in Skamania County's Auditor's File Number 2013000865 located within the West Half of the Northeast Quarter and the West Half of the East Half of the Northeast Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Commencing at the Northeast corner of Section 27, Township 2 North, Range 5 East of the Willamette Meridian; thence South 89° 05' 15" West, along the North line of Section 27, a distance of 657.32 feet;

ORDER NO. S21-0393KM

thence South $01^{\circ} 11' 26''$ West, a distance of 325.54 feet, to the Northeast corner of that certain tract of land described as Parcel 2, in Auditor's File Number 2013000865; thence North $89^{\circ} 08' 09''$ West, along the North line of said Parcel 2, a distance of 341.47 feet to the Northwest corner of said Parcel 2, thence South $12^{\circ} 00' 13''$ West, along the West line of said Parcel 2, a distance of 314.44 feet to the Point of Beginning of this description; thence South $22^{\circ} 20' 26''$ East, 151.20 feet; thence South $18^{\circ} 27' 06''$ West, 269.59 feet; thence South $59^{\circ} 23' 55''$ West, a distance of 205.76 feet to a point on the center line of an existing road, said point also being on the Easterly line of that certain tract of land described as Parcel 1 in Auditor's File Number 2013000865; thence following the Easterly line of said Parcel 1, the next four courses; 1. Thence North $45^{\circ} 25' 57''$ East 50.89 feet; 2. Thence North $36^{\circ} 39' 54''$ East, 56.34 feet; 3. Thence North $37^{\circ} 13' 40''$ East, 105.31 feet; 4. Thence North $12^{\circ} 00' 13''$ East 343.07 feet back to the Point of Beginning.

Skamania County Assessor

Date 6/8/21 Parcel# 2-5-27-1106
DW