

Skamania County, WA
Total: \$205.50
DEED
Pgs=3

2021-002820

08/12/2021 02:47 PM

Request of: COLUMBIA GORGE TITLE

00010043202100028200030036

WHEN RECORDED RETURN TO:

John M Minnis and Karen M Minnis
0 Thompson Drive
Washougal, WA 98671

File No.: 1255808

Filed for Record at Request of: **Stewart Title Company**

STATUTORY WARRANTY DEED

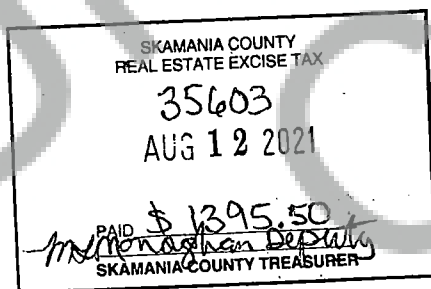
THE GRANTOR(S), **Ronald Ray Erdahl, as Trustee of the Ronald Ray Erdahl Trust dated March 18, 2016** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **John M Minnis and Karen M Minnis, Husband and Wife** the following described real estate, situated in the County of Skamania, State of Washington:

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.

Abbreviated Legal: **Lot 5 Skye S/D #2006161314**

Tax Parcel Number(s): **02053140030500** *in 8/12/21*



Dated: AUGUST 10, 2021

Ronald Ray Erdahl Trust dated March 18, 2016

By: Ronald Ray Erdahl Trust Date: 8-10-21
Ronald Ray Erdahl, Trustee

State of COLORADO
County of ARAPAHOE

ss.

I certify that I know or have satisfactory evidence that RONALD RAY ERDAHL is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledge it as the TRUSTEE of Ronald Ray Erdahl, as Trustee of the Ronald Ray Erdahl Trust dated March 18, 2016 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: AUGUST 10, 2021

E. Nichols
Notary name printed or typed: E-NICHOLS
Notary Public in and for the State of COLORADO
Residing at COLORADO
My appointment expires: 9/29/22

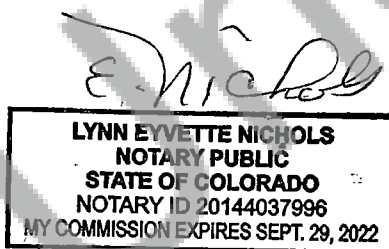


EXHIBIT "A"

Lot 5, of SKYE SUBDIVISION, according to the recorded Plat thereof, recorded under Auditor's File No. 2006161314, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM a rectangular tract of land lying in the Northeast corner of said Lot 5 of Skye Subdivision and being 95.26 feet East and West and 30.02 feet North and South and more particularly described as follows:

Commencing at the Northwest corner of aforesaid Lot 5 of the aforesaid Skye Subdivision; thence North $89^{\circ} 29' 52''$ East, along the North line of Lot 5 of the aforesaid Skye Subdivision, a distance of 200.14 feet to a point that is the intersection with the most Westerly East line extended North and the Point of Beginning; thence North $89^{\circ} 29' 52''$ East, continuing along the North line of said Lot 5, a distance of 95.26 feet to the most Westerly Northeast corner of said Lot 5; thence South $01^{\circ} 39' 55''$ West, along the most Easterly East line of said Lot 5, a distance of 30.02 feet to the most Easterly Southeast corner; thence South $89^{\circ} 29' 52''$ West, along the most Northerly South line of said Lot 5, a distance of 95.26 feet to the reentrant corner of said Lot 5; thence North $01^{\circ} 39' 55''$ East, along the most Westerly East line extended North, a distance of 30.02 feet to the True Point of Beginning.

Skamania County Assessor

Date 8-12-21 Parcel# 02053140030500

SM