

Skamania County, WA  
Total: \$206.50  
DEED  
Pgs=4

**2021-002831**

08/16/2021 11:15 AM

Request of: COLUMBIA GORGE TITLE



00010057202100028310040043

When recorded return to:

Kenneth L Werner  
PO Box 34  
North Bonneville, WA 98639

Filed for Record at Request of:  
Columbia Gorge Title  
Escrow No.: S21-0449TB

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert J Nuckoles and Elizabeth Petrick, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE(S) Kenneth L Werner, an unmarried individual the following described real estate, situated in the County of Skamania County, State of Washington

Abbreviated Legal: Lot 2 MAP MAN SP Bk 3/Page 412

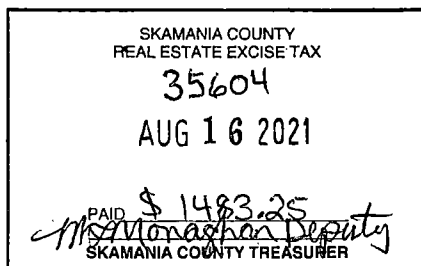
SUBJECT TO SPECIAL EXCEPTIONS 7-13 OF THE PRELIMINARY TITLE REPORT DATED June 10, 2021 FILE NUMBER S21-0449KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-21-3-0-2001-00 *2m 8/16/21*

Dated 8/12/21

*[Signature]*  
Robert J Nuckoles

*[Signature]*  
Elizabeth Petrick



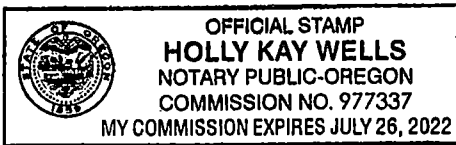
STATE OF Oregon }  
COUNTY OF Hood River } SS:

I certify that I know or have satisfactory evidence that Robert J Nuckoles and Elizabeth Petrick

are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 8/12/2021

Holly Kay Wells  
Notary Public in and for the State of Oregon  
Residing at Hood River  
My appointment expires: 7-26-2022



## EXHIBIT "A"

### LEGAL DESCRIPTION

A tract of land in the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records.

TOGETHER THEREWITH the East 42.05 feet of Lot 1, of the MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records.

EXCEPTING THEREFROM the East 84.10 feet thereof.

FURTHER EXCEPTING THEREFROM that portion conveyed by Deed recorded as Auditor's File No. 2021001371, more particularly described as follows:

A strip of land being a portion of Lot 1 MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records, located in the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying North and West of the following described line:

Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 21, thence South  $89^{\circ} 48' 29''$  East, 30.00 feet, along the South line of the Northwest Quarter of the Southwest Quarter of said Section 21, to a  $5/8''$  rebar with a red plastic cap inscribed "18731" being the Northwest corner of Lot 1 of MAP MAN Short Plat, and the Point of Beginning of this description; thence South  $88^{\circ} 01' 53''$  East, 207.16 feet, to a point on the East line of said Lot 1; thence North  $00^{\circ} 35' 33''$  East, 4.99 feet to the Northeast corner of said Lot 1, and the Terminus of this description.

ALSO EXCEPTING THEREFROM that portion conveyed by Deed recorded as Auditor's File No. 2021002314, more particularly described as follows:

A strip of land being a portion of Lot 2 and Lot 3 of MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records, located in the Southwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of Lot 3 of the AMENDED JOHN SWEENEY Short Plat, recorded in Book 3 of Short Plats, Page 231 Skamania County Records; thence North  $00^{\circ} 35' 27''$  East, 4.69 feet to a point on the North line of the MAP MAN Short Plat; thence South  $89^{\circ} 24' 57''$  East, 199.93 feet, along the North line of said MAP MAN Short Plat, to a point on the East line of Lot 3 of the AMENDED JOHN SWEENEY Short Plat; thence South  $00^{\circ} 35' 27''$  West, 8.97 feet along the East line of Lot 3 of the AMENDED JOHN SWEENEY Short Plat, to the Southeast corner thereof; thence North  $88^{\circ} 11' 25''$  West, 199.98 feet, back to the Point of Beginning.

ALSO TOGETHER THEREWITH a tract of land being a portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of the MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records; thence South  $89^{\circ} 24' 46''$  East, 330.10 feet along the South line of MAP MAN Short Plat; thence South  $00^{\circ} 35' 14''$  West, 7.63 feet to a point on the South line of that certain tract described in Quit Claim Deed, recorded June 28, 2021, in Auditor's File No. 2021002250; thence North  $88^{\circ} 12' 11''$  West, 330.17 feet, along said South line of Auditor's File No. 2021002250 to a point on the East right-of-way of Metzger Road; thence North  $00^{\circ} 35' 14''$  East, 0.66 feet along said East right-of-way line of Metzger Road, back to the Point of Beginning.

Skamania County Assessor

Date 8-16-21 Parcel# 03082130200100

Ym