

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

2021-002862

08/17/2021 02:52 PM

Request of: COLUMBIA GORGE TITLE



00010099202100028620040048

When recorded return to:

Mr. and Mrs. Tyler MacKinnon
PO Box 456
Carson WA 98610

Filed for Record at Request of:
Columbia Gorge Title
Escrow No.: S21-0243TB

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) Tyler MacKinnon and Jessica MacKinnon, husband and wife the following described real estate, situated in the County of Skamania County, State of Washington

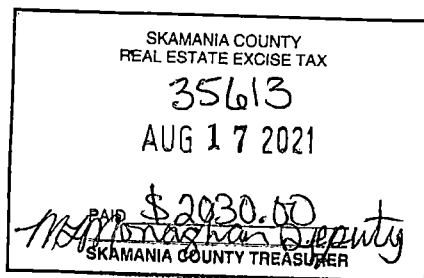
Abbreviated Legal: Lot 3 MAP MAN SP Bk 3/Pg 412 *See exhibit 'A' Attached*
SUBJECT TO SPECIAL EXCEPTIONS 8-14 OF THE PRELIMINARY TITLE REPORT DATED April 7, 2021 FILE NUMBER S21-0243KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

B.S.
Tax Parcel Number(s): 03-08-21-3-0-2002-00

Dated 8/12/21

Robert J Nuckoles
Robert J Nuckoles

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

TOGETHER THEREWITH the East 84.10 feet of Lot 2 of the MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records.

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° 35' 27" East, 4.69 feet to a point on the North line of the MAP MAN Short Plat; thence South 89° 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° 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° 11' 25" West, 199.98 feet, back to the Point of Beginning.

FURTHER EXCEPTING THEREFROM that portion conveyed by Deed recorded as Auditor's File No. 2021002315, 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, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Southeast 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° 35' 27" East, 8.97 feet to a point on the North line of the MAP MAN Short Plat; thence South 89° 24' 57" East, 243.39 feet, along the North line of said MAP MAN Short Plat and the Easterly extension thereof to a point on the East line of the West half of the Northwest Quarter of the Southwest Quarter; thence South 00° 42' 46" West, 14.17 feet, along the East line of the West half of the Northwest Quarter of the Southwest Quarter; thence North 88° 11' 25" West, 243.41 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:

Commencing at the Northeast corner of MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County; thence South 00° 35' 44" West, 13.74 feet to a point on the South line of the Lot 1 of the AMENDED JOHN SWEENEY Short Plat, recorded in Book 3 of Short Plats, Page 231 Skamania County Records, and the Point of Beginning of this description; thence South 88° 11' 32" East, 19.90 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, thence South 00° 42' 46" West, 132.06 feet along said East line, 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° 12' 11" West, 310.92 feet, along aforesaid South line; thence North 00° 35' 14" East, 7.63 feet, to a point on the South line of MAP MAN Short Plat; thence South 89° 24' 46" East, 291.23 feet along the South line of said MAP MAN Short Plat to the Southeast corner thereof; thence North 00° 35' 44" East, 118.29 feet along the East line of Lot 3 of MAP MAN Short Plat, back to the Point of Beginning.

Skamania County Assessor

Date 8/17/21 Parcel# 3-8-21-3-2002
G.S.