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

2021-002983 08/31/2021 01:18 PM

Request of: ANDERSON AND ASSOCIATES PLLC

00010252202100029830040045

Prepared by and after Recording return to:

Craig S. Andersen Andersen and Associates Law, P.L.L.C. 1605 Northwest Sixth Avenue, Suite E, Box 200 Camas, Washington 98607 (360) 947-4585 SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

35635

AUG 31 2021

PAID EXCIMPLE DECLERATION OF THE ASURER

6,51

Assessor's Property Tax Parcel/Account Number: 03082120080400

STATUTORY WARRANTY DEED (Husband and Wife to a Trust)

KNOW ALL MEN AND WOMEN BY THESE PRESENT THAT:

FOR VALUABLE CONSIDERATION OF THEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Gary M. Monaghan and Carole A. Monaghan, Husband and Wife, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto Gary M. Monaghan and Carole A. Monaghan, as Trustees of the Monaghan Revocable Trust dated Sarally, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Skamania, State of Washington, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Prior Instrument reference: Book 82, Page 961, Document No. 98311, of the Recorder of Skamania County, Washington

LESS AND EXCEPT all oil, gas and minerals under the above-described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND HOLD same unto Grantee, and to Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantor's heirs, personal representatives, executors and assigns forever covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless noted above; the Grantors have a good right to sell and convey the same as aforesaid; and forever warrant and defend the title to the said lands against all claims whatever.

Taxes for the tax year 2021 shall be paid by Grantees.

The Property herein conveyed is not a part of a homestead of Grantors.

WITNESS Grantors hands this 3 st day of August 2021

Grantor

Gary M. Monaghan

Grantor

Carole A. Monaghan

State of Washington

) ss.

County of Skamania

I, the undersigned certify that I know or have satisfactory evidence that Gary M. Monaghan is the person who appeared before me, and that said person acknowledged that he signed this instrument and acknowledged that it is to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 31St day of August 2021

JAYNE | BORDEN
Notary Public
State of Washington
Commission # 151816
My Comm. Expires Feb 15, 2023

Printed Name

-NOTARY PUBLIC in and for the State of

Washington residing in: Skewenson, wa 98048

My Notary license expires: 02/15/2023

State of Washington)
) ss.
County of Skamania)

I, the undersigned certify that I know or have satisfactory evidence that Carole A. Monaghan is the person who appeared before me, and that said person acknowledged that he signed this instrument and acknowledged that it is to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 315+ day of August 2021

JAYNE I BORDEN Notary Public State of Washington Commission # 151816 My Comm. Expires Feb 15, 2023

Printed Name

NOTARY PUBLIC in and for the State of Washington residing in: Stevensor, was 98018 My Notary license expires: DH 1312023

Grantor's Names, Address, Phone:

Gary M. Monaghan Carole A. Monaghan 121 Evergreen Street Carson, Washington 98610 (509) 427-2242 Grantee's Names, Address, Phone:

Gary M. Monaghan Carole A. Monaghan 121 Evergreen Street Carson, Washington 98610 (509) 427-2242

EXHIBIT "A"

PARCEL I

6.7 East 1

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

BEGINNING at the point 420 feet North and 550 feet east of the corner of the Southeast Quarter of the Northwest Quarter of the said section 21; thence North 100 feet to the initial point; thence North 100 feet, thence East 124 feet, more or less to the East line of the West Half of the Southeast Quarter of the Northwest Quarter of the said section 21; thence South100 feet along said line; thence West 124 feet, more or less to the point of Beginning.

PARCEL 2

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

BEGINNING at a point 420 feet North and 550 feet East of the Southwest Corner of the Southeast Quarter of the Northwest Quarter of the said section 21, thence north 100 feet; thence East 124 feet more or less to the East line of the West Half of the Southeast Quarter of the Northwest Quarter of the said Section 21; thence South 100 feet along said line to the North line of Evergreen Street as shown on the Plat of Evergreen acres on file and of record in the office of the Auditor of Skamania County; thence West along the North line of said street to the Point of Beginning.

Commonly known as:

Skamania County Assessor

Date 82121Parcel# 3-8-21-2-804

121 Evergreen Street Carson, Washington 98610