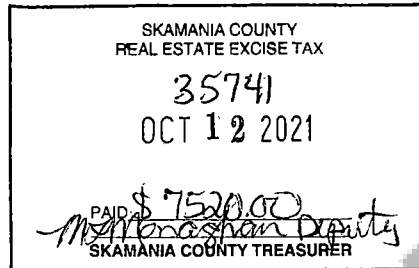


AFTER RECORDING MAIL TO:
Robert Callaway
14013 SE Bella Vista CIR
Vancouver, WA 98683

Skamania County, WA
Total: \$206.50
DEED
Pgs=4
2021-003445
10/12/2021 01:42 PM
Request of: COLUMBIA GORGE TITLE
00010802202100034450040049



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 21-278620

Statutory Warranty Deed

Abbreviated Legal: N/A Ptn. Sec. 23 T2N R6E Wm
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 02062320010500

THE GRANTOR **Gregory Mark Powell and Robin Jeffery Maslin, Co-Trustee's of the Maslin Powell Trust Agreement, dated August 19, 2015**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Robert P. Callaway, an unmarried man**, the following described real estate, situated in the County of Skamania, State of Washington: * a single person

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 8 day of October, 2021

The Maslin Powell Trust Agreement dated August 19, 2015

By: Gregory Mark Powell
Gregory Mark Powell, Trustee

By: Robin Jeffery Maslin
Robin Jeffery Maslin, Trustee

*California*SM
STATE OF WASHINGTON }
County of *Santa Cruz* } SS.

I certify that I know or have satisfactory evidence that Gregory Mark Powell and Robin Jeffery Maslin is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/are authorized to execute the instrument and acknowledged it as the trustee(s) of the Maslin Powell Trust Agreement, dated August 19, 2015 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in the instrument.

Dated this *8th* day of October, 2021

Shahla Motamedi
Notary Public in and for the State of WASHINGTON
Residing at: _____

*8199 HILLYARD
Ben Lomond CA 95005*

California
SM

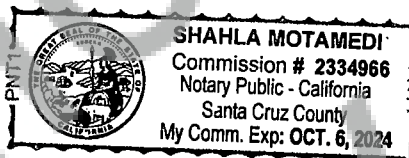


EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A ½" IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 23, AS SHOWN ON THE PLAT OF "COLUMBIA RIVER ESTATES" AS RECORDED IN BOOK 'J', PAGE 364, MISCELLANEOUS RECORDS OF SKAMANIA COUNTY;

THENCE NORTH 00° 35' 28" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, FOR A DISTANCE OF 1595.43 FEET;

THENCE SOUTH 89° 24' 32" EAST, AT RIGHT ANGLES TO SAID WEST LINE, FOR A DISTANCE OF 659.33 FEET TO THE NORTHWEST CORNER OF PARCEL 10 (J-364) AND THE CENTERLINE OF ROAD 'A' AS SHOWN ON SAID PLAT (J-364);

THENCE SOUTHERLY FOLLOWING SAID CENTERLINE ALONG THE WESTERLY LINE OF SAID PARCEL 10, SOUTH 33° 09' 33" EAST, FOR A DISTANCE OF 13.04 FEET;

THENCE ALONG THE ARC OF A 180.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18° 51' 47", FOR AN ARC DISTANCE OF 59.46 FEET;

THENCE SOUTH 52° 01' 20" EAST, FOR A DISTANCE OF 78.23 FEET;

THENCE ALONG THE ARC OF A 202.11 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14° 06' 10", FOR AN ARC DISTANCE OF 49.75 FEET;

THENCE SOUTH 37° 55' 10" EAST, FOR A DISTANCE OF 315.99 FEET;

THENCE ALONG THE ARC OF A 50.37 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24° 57' 24", FOR AN ARC DISTANCE OF 21.94 FEET TO THE NORTHWEST CORNER OF THE "HARDY PARCEL" AS RECORDED IN DEED BOOK 228, PAGE 33, SKAMANIA COUNTY AUDITOR'S RECORDS AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID 50.37 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 101° 36' 57", FOR AN ARC DISTANCE OF 89.33 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A 112.85 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 121° 08' 04", FOR AN ARC DISTANCE OF 238.59 FEET;

THENCE SOUTH 32° 28' 53" EAST, FOR A DISTANCE OF 146.78 FEET TO THE SOUTHWEST CORNER OF SAID "HARDY PARCEL";

THENCE LEAVING SAID CENTERLINE SOUTH 88° 54' 41" EAST, ALONG THE SOUTH LINE OF SAID "HARDY PARCEL", FOR A DISTANCE OF 96.87 FEET;

THENCE LEAVING SAID SOUTH LINE, SOUTH 35° 38' 15" EAST, FOR A DISTANCE OF 153.74 FEET;

THENCE SOUTH 88° 54' 41" EAST, FOR A DISTANCE OF 160 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23;

THENCE NORTH ALONG THE EAST LINE, FOR A DISTANCE OF 483 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 88° 54' 41" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 88° 54' 41" WEST, FOR A DISTANCE OF 291 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 10/12/21 Parcel# 26-23-2-105
De