

Skamania County, WA
Total: \$256.50
DEED
Pgs=4

2021-003688
11/03/2021 01:52 PM

Request of: SAMPATH BOWERS LAW GROUP



WHEN RECORDED RETURN TO:

Sara and Joshua Barstow

3514 SE 317th Avenue

Troutdale, OR 97060

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

Warranty Deed

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

GRANTOR(S):

- | | |
|---|--|
| 1. Rachel Ann Garnes, who took possession as Rachel Ann | 2. Sarah Dawn Jones, who took possession as Sarah Dawn |
| 3. Moore | 4. Moore |

☐ Additional names on page _____ of document.

GRANTEE(S):

- | | |
|---------------------------|-------------------------|
| 1. Sara Christine Barstow | 2. Joshua Scott Barstow |
| 3. _____ | 4. _____ |

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

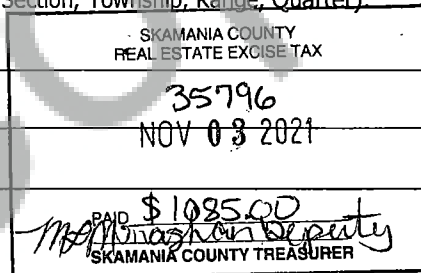
LOT 1 MOORE PLAT

☒ Complete legal on page 3 of document.

Assessor's Property Tax Parcel #

03753620020000

Jim 11/3/21



☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

[Signature]

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

After recording return to:

Sara and Joshua Barstow
3514 SE 317th Avenue
Troutdale, OR 97060

Until a change is requested, all tax statements
shall be sent to the following address:

Sara and Joshua Barstow
3514 SE 317th Avenue
Troutdale, OR 97060

WARRANTY DEED

RACHEL ANN GARNES, who took possession as RACHEL ANN MOORE, and SARAH DAWN JONES, who took possession as SARAH DAWN MOORE, Grantors, convey and warrant to SARA CHRISTINE BARSTOW and JOSHUA SCOTT BARSTOW, husband and wife, as joint tenants with right of survivorship, Grantees, all of Grantor's right, title and interest in and to that certain real property situated in the County of Skamania, State of Washington, described as follows:

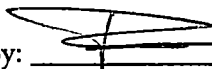
See Attached Exhibit "A" attached hereto and
incorporated herein by this reference.

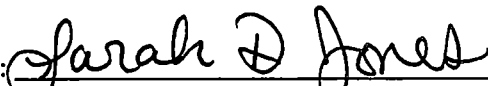
Subject to any easements, covenants, conditions and restrictions of record, liens on the property incurred by Grantees, notices and rights of taxing district authorities, and limits on minerals rights imposed by any prior owner.

The true and actual consideration for this conveyance is \$80,000.00.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property that the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth in this deed.

DATED Oct 4th, 2021

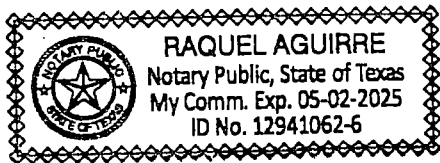
By: 
Rachel Ann Garnes, Grantor

By: 
Sarah Dawn Jones, Grantor

STATE OF Texas)
) ss.
County of Harris)

On this 25th day of September, 2021, before me personally appeared RACHEL ANN GARNES, to me known to be the person who executed the within and foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

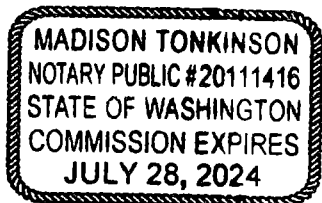


RAG
Notary Public for the State of Texas
My Commission Expires: 05-02-2025

STATE OF WASHINGTON)
) ss.
County of Clark)

On this 4th day of October, 2021, before me personally appeared SARAH DAWN JONES, to me known to be the person who executed the within and foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Notary Public for the State of Washington
My Commission Expires: July 28, 2024

Exhibit "A"

THE WEST 250 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE ALONG THE NORTH LINE OF THE SAID GOVERNMENT LOT 1 WEST 34 RODS;

THENCE SOUTH TO INTERSECTION WITH THE CENTER OF NELSON CREEK;

THENCE SOUTHEASTERLY ALONG THE CENTER OF NELSON CREEK TO INTERSECTION WITH THE CENTER LINE RUNNING NORTH AND SOUTH THROUGH THE SAID SECTION 36;

THENCE NORTH ALONG THE SAID CENTER LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO CALVIN ROY MOORE AND JOSEPHINE MOORE BY DEED DATED SEPTEMBER 20, 1967, AND RECORDED FEBRUARY 26, 1968, AT PAGE 410 OF BOOK 58 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO RUSSELL A. WOODWARD AND MARY E. WOODWARD BY DEED DATED SEPTEMBER 20, 1967, AND RE-RECORDED OCTOBER 25, 1967 AT PAGE 144 OF BOOK 58 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

REMOVING LIFE ESTATE FOR LEO J MOORE.

Skamania County Assessor

Date 11-3-21 Parcel# 03753620020000
YIM