

When recorded return to:

Mr. and Mrs. Aaron Boehning, Rosemarie Dhone  
351 Metzger Rd  
Carson, WA 98610

Skamania County, WA  
Total: \$205.50  
DEED  
Pgs=3

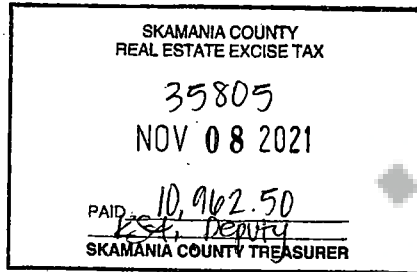
**2021-003735**

11/08/2021 03:02 PM

Request of: COLUMBIA GORGE TITLE



Filed for Record at Request of:  
Columbia Gorge Title  
Escrow No.: S21-0663TB



## STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew D Hodson and Melissa S Hodson, 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) Aaron Boehning and Angela Boehning, a married couple and Rosemarie Dhone, an unmarried person the following described real estate, situated in the County of Skamania County, State of Washington

Abbreviated Legal: Lot 3 GRUVER PLAT SP Bk 2/Pg 116

See Attached Exhibit "A" for Legal Description---

SUBJECT TO SPECIAL EXCEPTIONS 8,9 and 10 OF THE PRELIMINARY TITLE REPORT DATED October 18, 2021 FILE NUMBER S21-0663KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-20-1-4-0404-00

Dated

11/8/2021

Matthew D Hodson

Melissa S Hodson

STATE OF Washington }  
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that **Matthew D Hodson and Melissa S Hodson**  
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: 11-8-2021

Betty Whitney  
Notary Public in and for the State of Washington  
Residing at Stevenson  
My appointment expires: 10-29-24



## EXHIBIT A

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 20, 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 PATRICIA GRUVER Short Plat Revised, as shown on the plat thereof, recorded in Book 2 of Short Plats, Page 116, Skamania County Records.

EXCEPTING THEREFROM the following described parcel:

Beginning at the Northwest corner of Lot 3 of the MCLEOD Short Plat as shown on the plat thereof, recorded in Book 3 at Page 175 of Short Plats, which point is also the Southwest corner of said Lot 3 of the PATRICIA GRUVER Short Plat; thence along the North line North  $87^{\circ} 46' 50''$  East, 249.70 feet to the Northeast corner thereof; thence at right angle to said last line, North  $02^{\circ} 13' 10''$  West, 20 feet; thence South  $87^{\circ} 46' 50''$  West, 248.72 feet to the West line of Lot 3 of said PATRICIA GRUVER Short Plat; thence South  $00^{\circ} 35' 27''$  West, 20.02 feet along said line to the Point of Beginning.

TOGETHER THEREWITH that portion of Lot 2 PATRICIA GRUVER Short Plat Revised, as recorded in Book 2 of Short Plats, at Page 116, Skamania County Records, described as follows:

Beginning at the Southwest corner of said Lot 2; thence North  $00^{\circ} 35' 12''$  East 31.06 feet; thence North  $89^{\circ} 46' 08''$  East 371.58 feet; thence South  $87^{\circ} 58' 40''$  East 208.52 feet to the East line of said Lot 2; thence South  $00^{\circ} 35' 12''$  West 22.16 feet, more or less, to the Southeast corner of said Lot 2; thence South  $89^{\circ} 41' 59''$  West 580.07 feet along the South line of said Lot 2 to the True Point of Beginning.

Skamania County Assessor

Date 11-8-21 Parcel# 03082014040400

*Jm*