

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

2022-000323

02/15/2022 04:04 PM

Request of: COLUMBIA GORGE TITLE

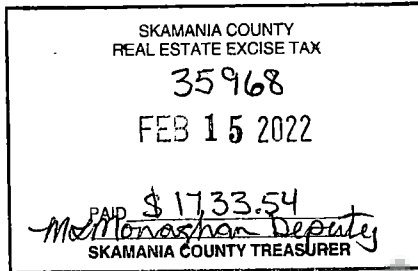


00012214202200003230030031

When recorded return to:

Richard John Rotondi
PO Box 237
Bend, OR 97709

Filed for Record at Request of:
Columbia Gorge Title
Escrow No.: S21-0980JA



STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen E. Rutledge and Patrick B. Rice, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE(S) Richard John Rotondi, a married man as his separate estate the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Lot 2 & Ptn Lot 1 BLK 2 1st ADD TO MELDAN ACRE Bk A/Pg 93

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7 OF THE PRELIMINARY TITLE REPORT DATED DECEMBER 20, 2021 FILE NUMBER S21-0980KM A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-4-4-1101-00 *om*

Dated 2/7/22

Karen E. Rutledge

Patrick B. Rice

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that **Karen E. Rutledge and Patrick B. Rice**

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 Statutory Warranty Deed.

Dated: 02/07/22



E N Haddox

E N Haddox
Notary Public in and for the State of Washington
Residing at Carson, Washington
My appointment expires: October 12, 2025

Unofficial Copy

EXHIBIT A

A portion of the Shepard Donation Land Claim, situated in the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking a point on the North line of Lot 1, Block 2, FIRST ADDITION TO MELDAN ACRE TRACTS, a Plat of Record in Book 'A', Page 93, Skamania County Plat Records, which bears South 64° 07' 35" West, 69.88 feet from the Northeast Corner of Tract A of said Block 2; thence leaving said line, South 25° 54' 20" East, 100.06 feet to the Northerly Right of Way line of Del Ray Avenue, a 40.00 foot wide public street; thence along said line, South 64° 03' 55" West, 69.93 feet to the Southwest Corner of Lot 2 of said Block 2; thence along the Westerly line of said Lot 2, North 25° 52' 33" West, 100.14 feet to the Northwest Corner thereof; thence along the North line of said Lot 2, and continuing along the North line of said Lot 1, North 64° 07' 35" East, 69.88 feet to the point of beginning.

Skamania County Assessor *BN*

Date 2/15/22 Parcel# 03073644/110100