

2022-000410

02/28/2022 03:33 PM

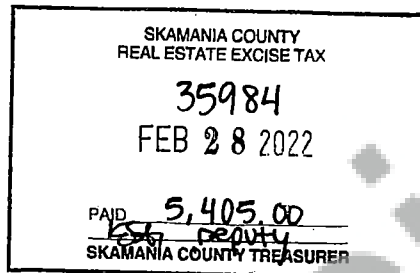


00012324202200004100030033

When recorded return to:

Danielle R Iman
6531 E Loop Rd
Stevenson, WA 98648

Filed for Record at Request of:
Columbia Gorge Title
Escrow No.: S22-0032TB



STATUTORY WARRANTY DEED

THE GRANTOR(S) Kami R. Rosander, a married person, as her sole and separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE(S) Danielle R Iman, an unmarried person the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: Lots 1,2 & W 25' Lot 3 Blk 2 1st ADD HILLCREST Bk A/Pg 97

SUBJECT TO SPECIAL EXCEPTIONS 7 and 8 OF THE PRELIMINARY TITLE REPORT DATED January 18, 2022 FILE NUMBERS 21-0032KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-75-36-3-2-2100-00

Skamania County Assessor

Dated 2-24-2022

Date 2/28/22 Parcel # 3-75-36-3-2-2100

Kami R. Rosander
Kami R Rosander

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Kami R Rosander

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: February 24, 2022



Tami Blake

Notary Public in and for the State of Washington

Residing at Stevenson

My appointment expires: 08-09-2024

Unofficial Copy

EXHIBIT "A"

Lots 1 and 2 and the West 25 feet of Lot 3, Block 2 of the FIRST ADDITION TO HILL CREST ACRE TRACTS, according to the official plat thereof on file and of record at Page 97 of Book 'A' of Plats, records of Skamania County, Washington.

TOGETHER THEREWITH a strip of land located in Lot 3 of Block 2, FIRST ADDITION TO HILLCREST ACRES TRACTS, recorded in Book A, Page 97 of Plats, Skamania County Records, located in the Southwest Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 7.5 East of the Willamette Meridian, City of Stevenson, County of Skamania, State of Washington; more particularly described as follows:

Commencing at the Southwest corner of Lot 3 of said Block 2, FIRST ADDITION TO HILLCREST ACRES TRACTS;

Thence South 89° 04' 37" East, 25.00 feet, along the Northerly right-of-way of Hill Crest Avenue, to a 5/8 inch rebar, set in Boundary Line Adjustment Survey, A.F.N. 2018000840; thence, continuing South 89° 04' 37" East, 3.25 feet to a point, on the Southerly projection of an existing fence line; thence North 01° 19' 36" East, 110.97 feet along an existing fence line to an angle point on the existing fence line; thence North 00° 30' 45" East, 20.30 feet along said existing fence line to a point on the Southerly right-of-way of Loop Road, said point being on a concave curve, having a radius of 375.92 feet; thence Westerly along said curve an arc distance of 4.78 feet through a central angle of 00° 43' 43", and a chord that bears South 74° 16' 33" West, a distance of 4.78 feet to a 5/8 inch rebar, set in Boundary Line Adjustment Survey, A.F.N. 2018000840; thence South 00° 37' 00" West, 129.89 feet, parallel with the West line of said Lot 3, back to the point of beginning.