

Skamania County, WA
Total: \$208.50
DEED
Pgs=6

2022-000442

03/03/2022 01:57 PM

Request of: LANDERHOLM LAW



After recording, return to:

STEVE C. MORASCH
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Skamania County
Real Estate Excise Tax

35995
MAR - 3 2022

PAID EXEMPT
Skamania County Treasurer
Shirley Ann Deputy

GRANTORS: KELLY-MARIE SUTTON, an individual, and ROBERT and TRACEY LYNN SUTTON, a married couple

GRANTEE: KELLY-MARIE SUTTON

ABBREVIATED LEGALS:

TAX PARCEL NOS. 01050400110000 and 01050400110081

01050400110100 KB
JM 3/3/2022

STATUTORY WARRANTY DEED

WHEREAS, ROBERT and TRACEY LYNN SUTTON, a married couple and KELLY-MARIE SUTTON (fka KELLY MARIE WEIHL), an individual (collectively, the "Grantors"), desire to utilize Skamania County's one-time five-acre land division exemption (See SCC 17.04.010(B(7)) and 17.64.040(H)) in order to partition the parent parcel into two new parcels, each of which is greater than five acres in size.

WHEREAS, the parent parcel from which the proposed parcel to be segregated from was in existence in its current configuration on or before January 1, 2020.

WHEREAS, both resulting parcels are at least five acres in size and satisfy the minimum parcel size of the zone in which they are located.

WHEREAS, Skamania County provides no warranty that this parcel has been reviewed for buildability, water availability, sewer, or access. Buyers shall perform their own due diligence regarding the ability to develop, obtain water, develop a septic system, and access the parcel.

NOW THEREFORE, in consideration of a partition and no other consideration, Grantors hereby convey and warrant to Grantee, KELLY-MARIE SUTTON, the following described real estate, situated in the County of, State of Washington:

STATUTORY WARRANTY DEED - KELLY-MARIE WEIHL - 1
SUTK01-000001 - STATUTORY WARRANTY DEED - KELLY-MARIE WEIHL(5690863.1)

Tax Parcel Nos.: 01050400110000 and 01050400110081

See **Exhibit A** for Legal Descriptions.

Subject to the exceptions to title set forth on the attached **Exhibit B**.

2/25/2022
Date


KELLY-MARIE SUTTON

2/22/2022
Date


ROBERT SUTTON

2/22/22
Date


TRACEY LYNN SUTTON

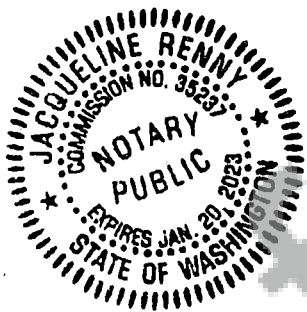
****NOTARY BLOCKS TO FOLLOW****

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that KELLY-MARIE SUTTON is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: February 25, 2022.

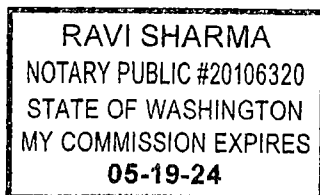
Jacqueline Remy
NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: 1-20-2023



STATE OF WASHINGTON)
) ss.
County of CLARK)

I certify that I know or have satisfactory evidence that ROBERT SUTTON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 22nd FEBRUARY, 2022.



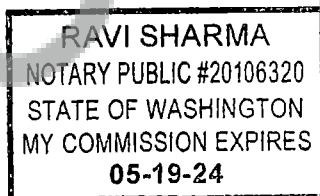
A handwritten signature in dark ink, appearing to read "Ravi", written over a horizontal line.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: 05/19/2024

STATE OF WASHINGTON)
) ss.
County of CLARK)

I certify that I know or have satisfactory evidence that TRACEY LYNN SUTTON is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 22nd FEBRUARY, 2022.



A handwritten signature in dark ink, appearing to read "Ravi", written over a horizontal line.

NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: 05/19/2024



BEND, OR
2777 NW Loop Drive, Suite 150
Bend, OR 97703
(541) 317-8428
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028

TUALATIN, OR
12955 SW Hermain Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

VANCOUVER, WA
9600 NE 125th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

EXHIBIT A LEGAL DESCRIPTION

SOUTH PARCEL

Being a portion of the Northeast Quarter of the Southeast Quarter of Section 4, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

COMMENCING at the northeast corner of the Southeast Quarter of Section 4; thence along the north line of said Southeast Quarter North 88°41'52" West 1317.05 feet to the northwest corner of the Northeast Quarter of the Southeast Quarter of Section 4; thence along the west line of the Northeast Quarter of the Southeast Quarter of Section 4 South 01°06'26" West 585.00 feet to the **POINT OF BEGINNING**; thence continuing along said west line South 01°06'26" West 725.88 feet to the southwest corner of the Northeast Quarter of the Southeast Quarter of Section 4; thence along the south line of the Northeast Quarter of the Southeast Quarter of Section 4 South 88°50'28" East 463.59 feet to the north right-of-way line of Canyon Creek Road; thence along said north right-of-way line North 14°27'08" West 43.71 feet; thence continuing along said north right-of-way line (90.00 feet from centerline) along a non-tangent curve to the right (Radial: North 14°27'08" West) with a Radius of 1044.93 feet, a Delta of 3°50'42", a Length of 70.12 feet, and a Chord of North 77°28'13" East 70.11 feet to the east line of Auditor's File Number 2005155889; thence along said east line North 01°06'26" East 665.90 feet; thence leaving said east line North 88°41'52" West 520.00 feet to the **POINT OF BEGINNING**;

The above described tract contains 8.58 acres.

Together with and subject to easements and restrictions of record.

Skamania County
Community Development

One-time 5-acre Exemption

Approved by:

[Signature] 3/3/22

Skamania County Assessor

Date 3-3-22 Parcel# 01050400110000



South Parcel (AKS Job #8020)
Legal Description

October 14, 2021
Page 1 of 1

EXHIBIT B
(Exceptions)

1. 2022 taxes, a lien in an amount to be determined, but not yet payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:

For : Utilities
Granted to : Public Utility District No. 1 of Skamania County, Washington
Recorded : August 14, 1970
Book : 61
Page : 960
4. Terms and conditions as set for in Judgment transcribed from Superior Court for Skamania County:
Plaintiff : Robert Sutton
Defendant : Kelly-Marie Sutton, formerly known as Kelly-Marie Wehl
Case No. : 19-2-00101-30
Entered : October 28, 2021
5. Private Road Maintenance Covenant, including the terms and provisions thereof:
Recorded : November 16, 2021
As : 2021003820