

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

2022-000545

03/17/2022 02:09 PM

Request of: SHANNON L PETERSON



00012486202200005450030030

When recorded, return to:

Shannon L. Peterson  
1101 Mathews Rd.  
Washougal, WA 98671

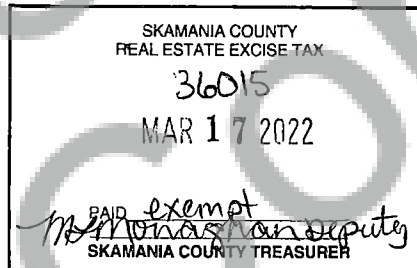
QUIT CLAIM DEED  
GIFT DEED

This DEED, executed this 24th day of February , 2022 , by the grantor,  
Leigh E. Mateas, an unmarried man  
1101 Mathews Rd.  
Washougal, WA 98671

for no valuable consideration and purely as a gift to the grantee,  
James J. Peterson Jr. and Shannon L. Peterson, as joint tenants with a right of survivorship.

CONVEYS AND GRANTS the following real estate situated in Skamania  
State of Washington—legally described as:  
See Attachment A

County,



Commonly known as: 1082 Mathews Rd., Washougal, WA

Parcel ID: 02052000021200 (DM)

Source of title:

Statutory Warranty Deed dated 10/30/2019 Document #2019-002096

THIS CONVEYANCE is made subject to:

None

**EXHIBIT "A"**

**LOT 3 OF WEST FORK ESTATES II SHORT PLATS, RECORDED IN BOOK "2" OF SHORT PLATS, PAGE 160, RECORDS OF SKAMANIA COUNTY, WASHINGTON.**

**EXCEPT THAT PORTION OF LOT 3 OF THE WEST FORK ESTATES II SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 160, IN SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF THE WEST FORK ESTATES II SHORT PLAT, RECORDED IN BOOK 2, PAGE 160 OF SKAMANIA COUNTY SHORT PLATS AND THE CENTERLINE OF A PRIVATE ROAD KNOWN AS MATHEWS ROAD LOCATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;**

**THENCE NORTH 45°03'32" EAST ALONG THE SOUTHEAST LINE OF SAID LOT 4, A DISTANCE OF 260 FEET, MORE OR LESS TO THE CENTERLINE OF THE WEST FORK WASHOUGAL RIVER;**

**THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE MOST NORTHEASTERLY CORNER OF LOT 3 OF SAID WEST FORK ESTATES II SHORT PLAT;**

**THENCE SOUTH 45°03'32" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 280 FEET, MORE OR LESS, TO SAID CENTERLINE OF THE MATHEWS ROAD;**

**THENCE NORTH 38°40'25" WEST ALONG SAID CENTERLINE OF THE MATHEWS ROAD, A DISTANCE OF 87.80 FEET;**

**THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF THE MATHEWS ROAD AND A CURVE TO THE LEFT, A DISTANCE OF 12.75 HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 04°52'17" FEET TO THE POINT OF BEGINNING.**

Skamania County Assessor

Date 3-9-22 Parcel# 02052000021200

3/17/22 (DM) *Em*

IN WITNESS whereof, the said parties having signed and sealed these presents the day and year first above written.

Leigh E. Mateas  
Signature  
Leigh E. Mateas  
Print Name  
Grantor  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Washington  
COUNTY OF Clark

On this day personally appeared before me Leigh Mateas

to me known to be the individual described in and who executed the within and foregoing instrument, and has acknowledged that he signed the name as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24 day of February, 2022

Breanna K. Yeager  
Signature  
Breanna K. Yeager  
Print Name  
Notary Public in and for the State of  
Washington  
Residing At:  
Clark County

NOTARY PUBLIC  
STATE OF WASHINGTON  
BREANNA K YEAGER  
MY COMMISSION EXPIRES  
JANUARY 15, 2025  
COMMISSION # 21005566

My Commission expires: Jan 15<sup>th</sup> 2025

This instrument prepared by: