

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

**2022-000661**

03/31/2022 02:47 PM

Request of: COLUMBIA GORGE TITLE

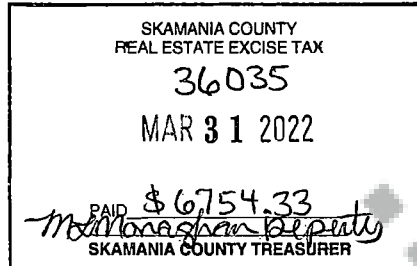


00012628202200006610030034

When recorded return to:

Daniel E Schroeder  
PO Box 434  
Stevenson, WA 98648

Filed for Record at Request of:  
Columbia Gorge Title  
Escrow No.: S22-0104TB



## STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Weaver and Jamie Weaver, 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) Daniel E Schroeder, an unmarried person the following described real estate, situated in the County of Skamania County, State of Washington

Abbreviated Legal: Ptn Sec 26, T4N, R7E W.M.

See Attached Exhibit "A" for Legal Description

SUBJECT TO SPECIAL EXCEPTIONS 2nd half 2022 Property Taxes and 8 OF THE PRELIMINARY TITLE REPORT DATED February 16, 2022 FILE NUMBER S22-0104KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 04-07-26-3-0-0701-00

Dated

3-31-22

Scott Weaver

Jamie Weaver

STATE OF Washington }  
COUNTY OF Shamania } SS:

I certify that I know or have satisfactory evidence that **Scott Weaver and Jamie Weaver**

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: 3-31-22

Betty Whitney



Notary Public in and for the State of WA  
Residing at Stevenson  
My appointment expires: 10-29-22

Unofficial Copy

EXHIBIT "A"

A tract of land in the East Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the intersection of the Northerly right of way line of Trout Creek Road, County Road No. 2270 as constructed in 1972, with the West line of the East Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 26; thence North  $49^{\circ} 11' 21''$  West a distance of 139.24 feet, for basis of bearings the West line of the East Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter bears North  $0^{\circ} 35' 33''$ ; thence North  $10^{\circ} 00' 00''$  East a distance of 100 feet; thence North  $45^{\circ} 00' 00''$  East a distance of 100.00 feet; thence South  $89^{\circ} 24' 27''$  East to the Westerly right of way line of said Trout Creek Road; thence Southwesterly along said right of way line to the Point of Beginning.

TOGETHER THEREWITH a portion of that certain tract of land described in Warranty Deed- Statutory Form recorded in Skamania County Book 146, Page 887, located within the Southwest Quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, Skamania County, State of Washington, being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Trout Creek Road, County Road No. 2270 as constructed in 1972, with the West line of the East Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 26; thence North  $49^{\circ} 11' 21''$  West a distance of 139.24 feet to the Point of Beginning; thence continuing North  $49^{\circ} 11' 21''$  West, 87.59 feet to a point; thence North  $45^{\circ} 00' 00''$  East, 188.31 feet to a point; thence South  $45^{\circ} 00' 00''$  East, 30.00 feet to a point on the North line of that certain tract of land described in Statutory Warranty Deed recorded as instrument no. 2005159152; thence South  $45^{\circ} 00' 00''$  West, along the Northwesterly line of last said tract, 100.00 feet; thence South  $10^{\circ} 00' 00''$  West, along the Northwesterly line of last said tract, 100.00 feet, to the Point of Beginning of this Description.

Skamania County Assessor

Date 3/31/22 Parcel # 4-7-26-3-701