



When recorded return to:
Anthony Virgil Blaine
311 Panda Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-159900

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Miller, as Personal Representative of The Estate of Bart Miller, deceased, pursuant to Clark County Superior Court Case No. 21-4-01002-06

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Anthony Virgil Blaine, an unmarried person

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

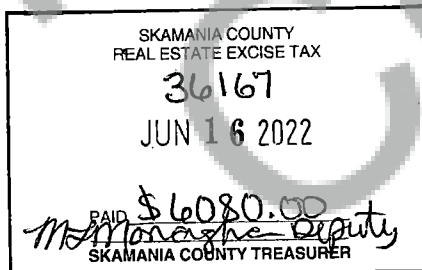
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 1 Curtis SP BK 3/Pg 324

Tax Parcel Number(s): 02053000131300

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



STATUTORY WARRANTY DEED
(continued)

Dated:

The Estate of Bart Miller, deceased, pursuant to Clark County Superior Court Case No. 21-4-01002-06

BY: *B. Miller*
Brian Miller
Personal Representative

State of WASHINGTON *sd*
County of ~~SKAMANIA~~ *CLARK*

I certify that I know or have satisfactory evidence that Brian Miller is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of The Estate of Bart Miller, deceased, pursuant to Clark County Superior Court Case No. 21-4-01002-06 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *6/11/22*
Heather Higgins
Name: HEATHER HIGGINS
Notary Public in and for the State of WA
Residing at: VANCOUVER
My appointment expires: 9/10/24



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053000131300

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 1 of the CURTIS Short Plat, recorded in Book 3 of Short Plats, Page 324, Skamania County Records.

EXCEPTING THEREFROM the following strip of land:

Beginning at the Southeast corner of said Lot 1;

Thence North 89° 41' 23" West, along the South line of said Lot 1, for a distance of 92.22 feet;

Thence North 89° 41' 57" East, leaving said South line, for a distance of 91.48 feet;

Thence South 36° 50' 48" East, for a distance of 1.22 feet to the Point of Beginning;

TOGETHER WITH the following strip of land:

Commencing at the Northwest corner of Lot 2 of said "Curtis Short Plat";

Thence South 89° 41' 23" East, along the North line of said Lot 2, for a distance of 72.86 feet to the True Point of

Beginning;

Thence South 89° 41' 23" East, continuing along said North line, for a distance of 101.84 feet;

Thence South 87° 27' 32" West, leaving said North line, for a distance of 88.66 feet;

Thence North 71° 19' 55" West, for a distance of 14.00 feet to the True Point of Beginning;

ALSO TOGETHER WITH the following strip of land:

Commencing at the Northwest corner of said Lot 2;

Thence South 89° 41' 23" East, along the North line of said Lot 2, for a distance of 174.70 feet to the True Point

of Beginning;

Thence South 89° 41' 23" East, continuing along said North line, for a distance of 409.17 feet;

Thence South 89° 41' 57" West, leaving said North line, for a distance of 83.34 feet;

Thence North 89° 32' 00" West, for a distance of 325.84 feet to the True Point of Beginning.

 **Skamania County Assessor**

Date 6/16/22 Parcel# 02053000131300

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of CURTIS Short Plat Book 3, Page 324.
See recorded plat for details
3. Easement, including the terms and provisions thereof:
Recorded : August 23, 1972
Book : 64
Page : 372
4. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : August 6, 1997
Book : 167
Page : 970