

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

2022-001262

06/21/2022 01:32 PM

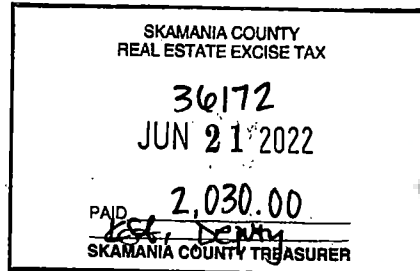
Request of: CLARK COUNTY TITLE



00013424202200012620030034

When recorded return to:

The Zietz Living Trust dated December 3, 2010
Attn: Mr. and Mrs. Carl E. Zietz
24012 NE 132nd Avenue
Battle Ground, WA 98604



STATUTORY WARRANTY DEED

CL22822

The Grantor, **Three Rivers Recreational Area-Sauer**, a Washington Limited Liability Company

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Carl E. Zietz and Pauline J. Zietz, Trustees of The Zietz Living Trust dated December 3, 2010, husband and wife**

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **Lot 3, Subdivision of PINE BOULDER SHORT PLAT, AFN 2006160727**

Tax Parcel Numbers(s): **07 06 23 4 0 0303 00** *gn*

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **June 15, 2022**

Three Rivers Recreational Area-Sauer

By **Gerald Sauer, Member**

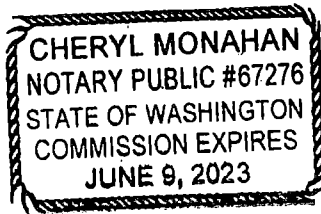
By **Mary Sauer, Member**

STATE OF **Washington**

} ss.

COUNTY OF **Clark**

This record was acknowledged before me on June 20 2020 by **Gerald Sauer and Mary Sauer** as **Members of Three Rivers Recreational Area-Sauer**.




Cheryl Monahan
Notary Public
My commission expires: **06/09/2023**

Unofficial Copy

EXHIBIT "A"

A TRACT OF LAND IN A PORTION OF GOVERNMENT LOT 1 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF THE "PINE MARTEN" SHORT PLAT ACCORDING TO THE SHORT PLAT THEREOF RECORDED IN AUDITOR FILE NUMBER 2005160800, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 89°22'16" EAST, ALONG THE SOUTH LINE OF SAID LOT 4, FOR A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 11°00'00" WEST FOR A DISTANCE OF 2.26 FEET;

THENCE ALONG THE ARC OF A 181.27 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 154.65 FEET THE RADIUS OF WHICH BEARS NORTH 08°19'44" WEST, THROUGH A CENTRAL ANGLE OF 48°52'51" THE LONG CHORD OF WHICH BEARS NORTH 57°13'50" EAST FOR A CHORD DISTANCE OF 150.00 FEET;

THENCE SOUTH 51°31'41" EAST FOR A DISTANCE OF 138.19 FEET;

THENCE SOUTH 00°00'00" WEST FOR A DISTANCE OF 79.82 FEET;

THENCE NORTH 74°57'12" EAST FOR A DISTANCE OF 81.05 FEET;

THENCE NORTH 61°36'36" EAST FOR A DISTANCE OF 119.39 FEET;

THENCE SOUTH 89°22'16" EAST FOR A DISTANCE OF 128.34 FEET;

THENCE SOUTH 14°00'00" EAST FOR A DISTANCE OF 54.40 FEET;

THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 193.73 FEET THE RADIUS OF WHICH BEARS SOUTH 76°00'00" WEST THROUGH A CENTRAL ANGLE OF 37°00'00" THE LONG CHORD OF WHICH BEARS SOUTH 04°00'00" WEST FOR A CHORD DISTANCE OF 190.38 FEET;

THENCE SOUTH 23°00'00" WEST FOR A DISTANCE OF 177.00 FEET;

THENCE ALONG THE ARC OF A 1,030.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 99.77 FEET THE RADIUS OF WHICH BEARS NORTH 67°00'00" WEST THROUGH A CENTRAL ANGLE OF 05°33'00" THE LONG CHORD OF WHICH BEARS SOUTH 25°46'30" WEST FOR A CHORD DISTANCE OF 99.73 FEET;

THENCE NORTH 72°58'39" WEST FOR A DISTANCE OF 371.16 FEET;

THENCE NORTH 11°00'00" WEST FOR A DISTANCE OF 400.00 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 6/21/22 Parcel# 07002340030300 LPB 10-05(r) rev. 07/13/2021