

Skamania County, WA
Total: \$206.50
DEED
Pgs=4

2022-001462

07/19/2022 02:41 PM

Request of: COLUMBIA GORGE TITLE



WHEN RECORDED RETURN TO:

Colleen Davis and Keeley Davis
1203 SE Miller St
Portland, OR 97202

File No.: 1602335

Filed for Record at Request of: **Stewart Title Company**

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Ashe Family Properties LLC, a Washington Limited Liability Company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Colleen Davis and Keeley Davis, a married couple** the following described real estate, situated in the County of Skamania, State of Washington:

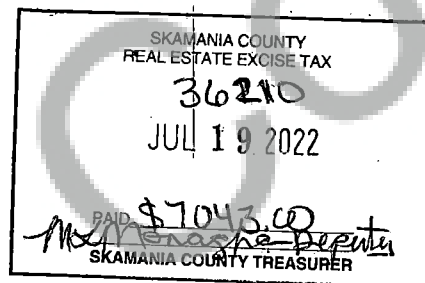
See attached Exhibit "A"

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated legal: Ptn. Sec 24, T3N, R7E W.M.

Tax Parcel Number(s): 03072400040000

Ym 7/19/22



Dated: July 15th, 2022

Ashe Family Properties LLC, a Washington Limited
Liability Company

Claudia Shawne Bordeaux Ashe Date: 7/15/2022
Claudia-Shawne Bordeaux Ashe, Member

State of Washington
County of Skamania

Signed and sworn to (or affirmed) before me on July 15th, 2022 by Claudia-Shawne
Bordeaux Ashe, the person who appeared before me and said person acknowledged that
he/she signed this instrument, on oath state that he/she is authorized to execute the instrument
and acknowledge he/she is authorized to execute the instrument and acknowledge it as a
Member of Ashe Family Properties LLC

(Stamp)

Printed Name: Lacie Newlan
Notary Public
My commission expires: 10/21/22

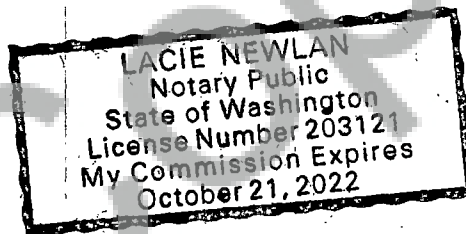


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1602335

A tract of land in the Southeast Quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, also known as Tax Parcel 03072400040000, more particularly described as follows:

Beginning at the Center Section corner of said Section 24, as shown on Record of Survey recorded in Book 2, Page 81, Skamania County Records;

Thence Southerly, along the West line of the Northwest Quarter of the Southeast Quarter, South $01^{\circ}24'06''$ West, a distance of 1315.80 feet to the Southwest corner of the said Northwest Quarter of the Southeast Quarter, as monumented by a Terra Survey Cap as per said Record of Survey recorded in Book 2, Page 81, Skamania County Records;

thence along the North line of the Southwest Quarter of the Southeast Quarter South $88^{\circ}31'27''$ East, a distance of 665.25 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter; thence along the West line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter, South $01^{\circ}18'31''$ West, a distance of 123.19 feet to the intersection of that west line of a road line as shown on Record of Survey recorded in Book 3, Page 295, Skamania County Records;

thence along said west line the following courses;

thence South $11^{\circ}03'54''$ East, a distance of 55.56 feet;
thence South $28^{\circ}20'59''$ East, a distance of 90.73 feet;
thence South $36^{\circ}40'23''$ East, a distance of 110.10 feet;
thence South $18^{\circ}06'11''$ East, a distance of 99.49 feet;
thence South $35^{\circ}16'03''$ East, a distance of 110.21 feet;
thence South $41^{\circ}25'47''$ East, a distance of 107.23 feet;
thence South $49^{\circ}44'44''$ East, a distance of 84.36 feet
to a point on the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter;

thence along said South line, South $88^{\circ}37'18''$ East, a distance of 304.64 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter, from which a Terra Survey Cap bears North $3^{\circ}35'15''$ West, a distance of 3.99 feet;

thence North $01^{\circ}14'42''$ East, a distance of 655.64 feet to the Northeast corner of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter;

thence North $01^{\circ}12'57''$ East, a distance of 1311.27 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter and a found Terra Survey Cap;

thence along the North line of the Northwest Quarter of the Southeast Quarter North 88°19'41" West, a distance of 1326.26 feet to the Point of Beginning.

TOGETHER THEREWITH an easement for ingress, egress and utilities as described in Agreement to Confirm Road Easement, as described in Auditor's File Number 2018001208, Skamania County Records.

Skamania County Assessor

Date 7-19-22 Parcel# 030724 00040000

YM