

2022-001677

08/15/2022 02:50 PM



00013968202200016770040042

When recorded return to:
Christopher N. Oldham
The Oldham Family Living Trust
212 4th Street
Encinitas, CA 92024

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-160544

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cynthia J. Hermens, as Personal Representative of the Estate of Mary L. Hermens, deceased, pursuant to Skamania County Superior Court Case No. ~~22-00026-30~~ ²²⁻⁴⁻⁰⁰⁰²⁶⁻³⁰ 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 Christopher N. Oldham and Anne Marie Oldham, as trustees of the Oldham Family Living Trust dated April 28, 2017, and any amendments thereto

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

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

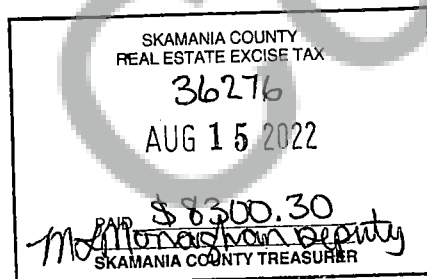
Abbreviated Legal: (Required if full legal not inserted above.) Ptn. Sec 32, T2N, R5E, W.M.

Ptn. Sec 32, T2N, R5E W.M.

Tax Parcel Number(s): 02053230290100

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: August 11, 2022

The Estate of Mary L. Hermens

BY: Cynthia J. Hermens
Cynthia J. Hermens
Personal Representative

State of Washington

County of Clark

This record was acknowledged before me on 8-12-22 by Cynthia J. Hermens
as Personal Representative of The Estate of Mary L. Hermens.

Alayna Salvato
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: Clark

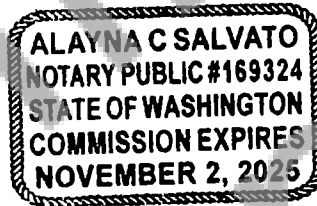


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053230290100

A tract of land located in the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point in the center line of the Washougal River which point is 250 feet South of the Easterly extension of the North line of Lot 12 of Washougal Riverside Tracts according to the official plat thereof at page 80 of Book 'A' of Plats, Records of Skamania County; thence Easterly and parallel to the Easterly extension of the North line of said lot 332 feet; thence Northeasterly and parallel to the center line of the Washougal River to intersection with a line 125 feet South of and parallel to the Easterly extension of the North line of said Lot 12; thence Westerly 332 feet along the line 125 feet South of and parallel to the Easterly extension of the North line of said Lot 12 to the center line of the Washougal River; thence downstream along the center line of the Washougal River to the point of beginning.

EXCEPTING THEREFROM that portion conveyed by Deed recorded May 22, 1990 in Book 119, Page 4, Skamania County Records.

TOGETHER THEREWITH a tract of land conveyed by Deed recorded May 22, 1990 in Book 119, Page 5, Skamania County Records.

FURTHER EXCEPTING THEREFROM that portion conveyed by Deed recorded June 22, 1993 in Book 136, Page 126, Skamania County Records.

Skamania County Assessor

Date 8/15/22 Parcel # 2-5-33-3-2901
(Signature)

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 WASHOUGAL WEST Book A, Page 137.
See recorded plat for details
3. Easement, including the terms and provisions thereof:
For : Pipeline
Recorded : May 10, 1931
Book : W
Page : 621
4. Easements and matters as shown on the Survey recorded October 25, 1993 in Book 3, Page 128.