



00014036202200017340030030

When recorded return to:

Christopher Willard and Melissa Willard
11510 NE 112th #200
Vancouver, WA 98662

STATUTORY WARRANTY DEED

CTV14717

The Grantor, **Magdalynn T. Priddy**, as her separate estate

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

in hand paid, conveys, and warrants to **Christopher Willard, an unmarried man and Melissa Willard, an unmarried woman**

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

SEE ATTACHED EXHIBIT "A"

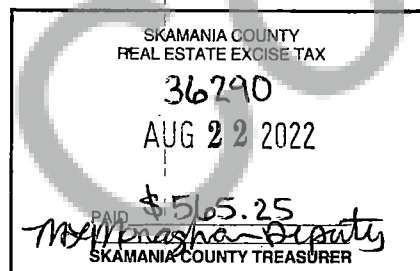
Abbreviated Legal: **LOT #1 OF THE JOHN NIEMER S/P 2004153795 .39AC RD EAS PER BLA#2004155170**

Tax Parcel Number(s): **07062310040100** *LM 8/22/22*

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

Dated: **8/17/2022**

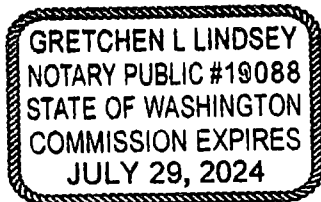
Magdalynn T. Priddy
Magdalynn T. Priddy




STATE OF Washington
COUNTY OF Clark

} ss.

This record was acknowledged before me on 8-18-2022 by **Magdalynn T. Priddy.**





Notary Public Washington
My commission expires: 7.29.2024
Gretchen L. Lindsey

Unofficial Copy

EXHIBIT "A"

TRACT 1

LOT 1 OF THE JOHN NIEMER SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 2004153795, RECORDS OF SKAMANIA COUNTY WASHINGTON.

TRACT 2

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT WITH BLM BRASS CAP AT THE NORTHWEST CORNER OF SECTION 24; THENCE SOUTH $01^{\circ}18'16''$ WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, FOR A DISTANCE OF 993.55 FEET TO THE NORTHEAST CORNER OF LOT 1 OF THE "JOHN NIEMER SHORT PLAT" AS RECORDED IN AUDITOR'S FILE NO. 2004153795 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}15'21''$ EAST, ON THE EXTENSION OF THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 50.69 FEET TO THE CENTERLINE OF THE UNITED STATES FOREST SERVICE "25 ROAD" AS DESCRIBED IN SKAMANIA COUNTY AUDITOR'S FILE NO 2004155037; THENCE SOUTH $01^{\circ}12'00''$ WEST, ALONG SAID ROAD CENTERLINE, 331.14 FEET; THENCE LEAVING SAID ROAD CENTERLINE, NORTH $89^{\circ}17'49''$ WEST, 51.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23; THENCE NORTH $01^{\circ}18'16''$ EAST, 331.18 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 8-22-22 Parcel # 07062310040100

jm