

Skamania County, WA

Total:\$206.50

DEED

Pgs=4

Request of: COLUMBIA GORGE TITLE

2022-001912

09/19/2022 11:57 AM



00014287202200019120040045

When recorded return to:

Lindsay Streich , Manager
3160 NE Bryce Street
Portland, OR 97212

Filed for Record at Request of:
Columbia Gorge Title
Escrow No.: S22-0337JA

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynda J. Olson-Lavine, who took title as Lynda J. Olson for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE(S) Carson Creek Homes LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: Lots 1,2,3 &4 EDGEWATER PROPERTIES Bk A/Pg 119

See Attached Exhibit 'A' for Full Legal Description

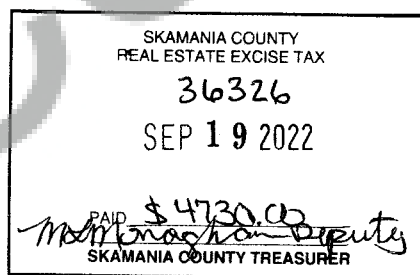
SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11,12,13,14,15,16,17,18,19,&20 OF THE PRELIMINARY TITLE REPORT DATED AUGUST 30, 2022, FILE NUMBER S22-0337KM, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREBIN NAMED.

Tax Parcel Number(s): 04-07-23-3-4-0600-00, 04-07-23-3-4-0610-00, 04-07-23-3-4-0611-00, 04-07-23-3-4-0612-00

Dated

9/15/2022

Lynda J Olson-LaVine



STATE OF Washington }
COUNTY OF Klickitat } SS:

I certify that I know or have satisfactory evidence that **Lynda J Olson-LaVine**

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this Statutory Warranty Deed.

Dated: 09/15/2020

Steven J Nybrot

Notary Public in and for the State of Washington

Residing at White Salmon

My appointment expires: March 11, 2025

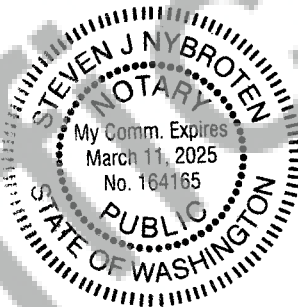


EXHIBIT A

PARCEL I: 04-07-23-3-4-0600-00

Those portions of Lots 1 and 2, PLAT OF EDGEWATER PROPERTIES, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 119, records of Skamania County, located in the Southwest Quarter of the Southeast Quarter of Section 23 and the Northwest Quarter of the Northeast Quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

That portion of said Northwest Quarter of the Northeast Quarter of said Section 26, lying Northerly of the North margin of Linde County Road.

That portion of said Southwest Quarter described as follows:

Beginning at the Southwest corner of said Southwest Quarter, thence North 00° 03' 50" East along the West line thereof 114.11'; thence North 56° 54' 11" East 136.54'; thence South 33° 21' 17" East 25.00'; thence South 16° 26' 34" East 176.00' to the South line of said Southwest Quarter; thence North 89° 40' 20" West 178.08' to the Point of Beginning.

EXCEPT Linde Road and Edgewater Drive right of ways.

PARCEL II: 04-07-23-3-4-0612-00

That portion of Lot 1, PLAT OF EDGEWATER PROPERTIES, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 119, records of Skamania County, located in the Southwest Quarter of the Southeast Quarter of Section 23, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of said Lot 1; thence South 33° 21' 17" East 75.00'; along the West margin of Edgewater Drive; thence along a 94.63' radius curve the long chord of which bears South 20° 14' 25" West 152.32'; thence South 73° 50' 08" West 36.21'; thence North 16° 26' 34" West 162.21'; thence North 56° 54' 11" East 110.00' to the Point of Beginning.

EXCEPT Linde Road and Edgewater Drive right-of-ways.

PARCEL III: 04-07-23-3-4-0611-00

Lot 3 and a portion of Lot 2, PLAT OF EDGEWATER PROPERTIES, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 119, records of Skamania County, located in the Southwest Quarter of the Southeast Quarter of Section 23, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of said Lot 3, thence South 33° 21' 17" East 135.00' along the West margin of Edgewater Drive; thence South 56° 54' 11" West 246.54' to the West line of said Southwest Quarter; thence North 00° 03' 50" East 161.65' to the North line of said Lot 3; thence North 57° 01' 21" East along said line 157.51' to the Point of Beginning.

PARCEL IV: 04-07-23-3-4-0610-00

Lot 4, PLAT OF EDGEWATER PROPERTIES, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 119, County of Skamania, State of Washington.

Skamania County Assessor

Date 9/19/22 Parcel# 4-7-23-3-4-600, 610, 611, 612
65.