

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

2023-000008
01/03/2023 01:47 PM

Request of: COLUMBIA GORGE TITLE



When recorded return to:

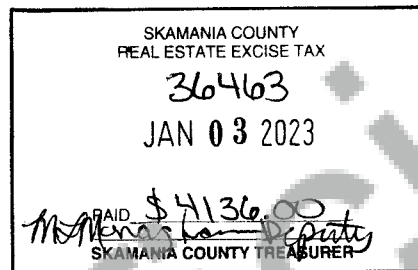
Simon Khorolskiy
Kseniya Khorolskiy
PO Box 1019
Camas, WA 98607

Filed for record at the request of:



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

Escrow No.: 612887887



STATUTORY WARRANTY DEED

THE GRANTOR(S) Jackie Hazel and Cole Tolleson, wife and husband and Michelle D. Wolff, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Simon Khorolskiy and Kseniya Khorolskiy, husband and wife

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 33, T2N, R5E W.M.

Tax Parcel Number(s): 02053300290500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

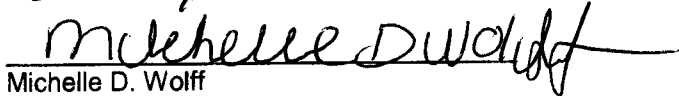
Dated: December 22, 2022



Jackie Hazel



Cole Tolleson




Michelle D. Wolff

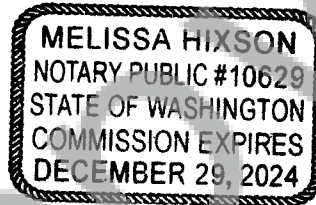
State of Washington

County of Clark

This record was acknowledged before me on December 30, 2022 by Jackie Hazel and Cole Tolleson.




(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 12-29-2024



~~State of Washington~~ ^{MVT} California

~~County of Clark~~ ^{MVT} Contra Costa

This record was acknowledged before me on December 22, 2022 by Michelle D. Wolff.



(Signature of notary public)
Notary Public in and for the State of ~~Washington~~ ^{MVT} California
My commission expires: ~~12-29-2024~~ ^{MVT} 5/17/24

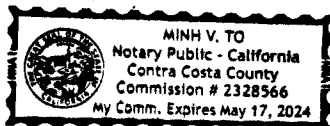


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053300290500 and

A parcel of property located in the Southeast Quarter of Section 33, Township 2 North, Range 5 East and the Northeast Quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Northeast corner of the South Half of the South Half of said Section 33,

Thence North 89° 15' 55" West along the North line of said South Half of the South Half of Section 33 a distance of 2317.78 feet to the Northwest corner of that tract conveyed by deed to Jackie Hazel and Cole Tolleson (Tolleson tract) recorded under Auditor's File No. 2021001007, records of Skamania County.

THENCE South 01° 17' 45" West along the West line of said tract 900.14 feet to the True Point of Beginning;

Thence South 88° 42' 15" East 118.08 feet;

Thence South 01° 17' 45" West 350.82 feet;

Thence South 88° 42' 15" East 410.74 feet to a point on the East line of said Tolleson tract, said point being on a non-tangent 348.31 foot radius curve to the left the radial bearing of which is South 85° 39' 38" East at said point;

Thence along said East line and around said 348.31 foot radius curve to the left 18.17 feet;

Thence South 01° 20' 44" West along said East line 387.31 feet to the Southeast corner of said tract;

Thence South 88° 38' 43" West along the South line of said tract 528.56 feet to the Southwest corner of said tract;

Thence North 01° 17' 45" East along the West line of said tract 780.74 feet to the True Point of Beginning.

Skamania County Assessor


Date 1-3-23 Parcel# 2-S-33-2905


EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:

For	: Right of Way
Granted to	: Pacific Northwest Pipeline Corporation, a Delaware corporation
Recorded	: August 23, 1956
Book	: 42
Page	: 197
Affects	: This and other property
4. Easement, including the terms and provisions thereof:

For	: Right of Way
Granted to	: Public Utility District No. 1 of Skamania County
Recorded	: October 2, 1970
Book	: 62
Page	: 191
Affects	: This and other property
5. Easement, including the terms and provisions thereof:

For	: Right of Way
Granted to	: Amos J. Bratcher and Ruth R. Bratcher
Recorded	: February 4, 1971
Book	: 62
Page	: 591
Affects	: This and other property
6. Easement, including the terms and provisions thereof:

For	: Water pipeline and resevoir
Granted to	: Edwin Dexter
Recorded	: June 21, 1971
Book	: 62
Page	: 975
Affects	: This and other property
7. Easements and matters as shown on the Survey recorded May 4, 2017 as 2017000898.