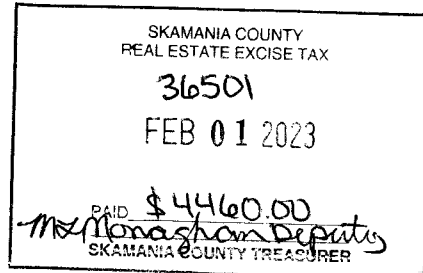


AFTER RECORDING MAIL TO:
Douglas Murray and Sydney Murray
12101 Washougal River Road
Washougal, WA 98671

Skamania County, WA
Total: \$207.50
DEED
Pgs=5
2023-000149
02/01/2023 01:42 PM
Request of: COLUMBIA GORGE TITLE
00015223202300001490050054



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 22-445740

Statutory Warranty Deed

Abbreviated Legal: PTN Sec 33, T2N, R5E W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 020533000300000

THE GRANTOR Janet Marie Phelps* and Kevin Douglas Vernier, ~~as to the remainder~~ ^{**} for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas Murray and Sydney Murray, ~~husband and wife~~ ^{a married couple} the following described real estate, situated in the County of Skamania, State of Washington:

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 30th day of January, 2023

Janet Marie Phelps
Janet Marie Phelps

Kevin Douglas Vernier
Kevin Douglas Vernier

Phillip C. Phelps
Phillip C. Phelps

- signed in counterparts -
Sarah Vernier

*subject to the presumptive community interest of their spouse

** subject to the presumptive community interest of their spouse

Phillip C. Phelps and Sarah Vernier are signing off for homestead purposes only.

Sarah Vernier
Sarah Vernier

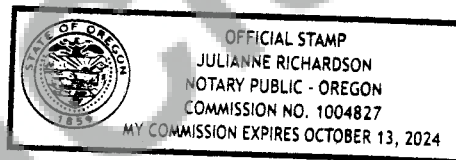
Phillip C. Phelps and Sarah
Vernier are signing off for
homestead purposes only.

STATE OF WASHINGTON ^{OR} Oregon
County of Multnomah } SS.

This record was acknowledged before me on this 31st day of January, 2023 by Sarah Vernier.

Julianne Richardson

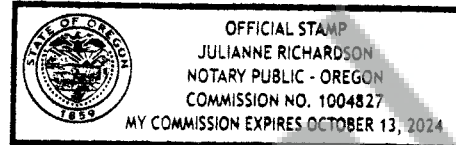
Notary Public for Washington ^{OR} Oregon
My commission expires: October 13, 2024



STATE OF ~~WASHINGTON~~ ^{OR} Oregon,
County of Clackamas SS.

This record was acknowledged before me on this 30th day of January, 2023 by Janet Marie Phelps.

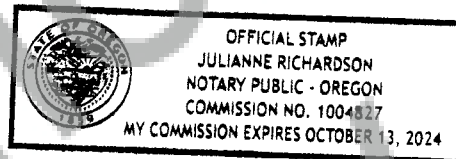
Julianne Richardson
Notary Public for ~~Washington~~ ^{OR} Oregon
My commission expires: October 13, 2024



STATE OF ~~WASHINGTON~~ ^{OR} Oregon,
County of Clackamas SS.

This record was acknowledged before me on this 30th day of January, 2023 by Kevin Douglas Vernier.

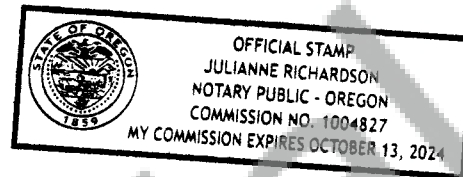
Julianne Richardson
Notary Public for ~~Washington~~ ^{OR} Oregon
My commission expires: October 13, 2024



STATE OF WASHINGTON ^{OR} Oregon }
County of Clackamas } SS.

This record was acknowledged before me on this 30th day of January, 2023 by Phillip C. Phelps.

Julianne Richardson
Notary Public for Washington ^{OR} Oregon
My commission expires: October 13, 2024



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

Commencing at a point 412 feet West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence West 50 feet; thence South to the center line of the Washougal River Road; thence easterly along the center line of the Washougal River Road to a point due South of the place of beginning; thence North to the point of beginning.

ALSO commencing at a point 312 feet West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 33, in Township 2 North, Range 5 East of the Willamette Meridian; thence West 100 feet; thence South to the center line of the Washougal River Road; thence easterly along the center line of the Washougal River Road to a point due south of the place of beginning; thence North to the point of beginning.

EXCEPTING therefrom that portion thereof deeded to Skamania County, a municipal corporation described as follows:

A right of way 30 feet in width as measured at right angles to the center line of the Washougal River Road, said right of way being the Southerly 30 feet to tract herein described: Beginning at a point 312 feet West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian; thence West 150 feet; thence South to the center line of the Washougal River Road; thence northerly along said center line to a point due south of the beginning; thence North to point of beginning.

EXCEPT that portion lying within County Road.

Skamania County Assessor

Date 2/1/23 Parcel# 0205330003 0000