

WHEN RECORDED RETURN TO:

Thomas A. Hackett

NW Legacy Law, P.S.

1003 Officers Row

Vancouver, WA 98661

Skamania County, WA
Total: \$207.50
DEED
Pgs=5**2023-000209**

02/14/2023 02:20 PM

Request of: NW LEGACY LAW, P.S.



00015302202300002090050050

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)**DOCUMENT TITLE(S)** (or transaction contained therein) (all areas applicable to your document must be filled in)

Warranty Deed

REFERENCE NUMBER(S) of Documents assigned or released: 2022-000744☐ Additional numbers on page ____ of document.**GRANTOR(S):**

1. Kenneth M. Bajema, a married man

3. _____

☐ Additional names on page ____ of document.**GRANTEE(S):**

1. Kenneth M. Bajema and Abbie Dee Bajema, Trustees of the Bajema Trust dated March 24, 2022

2. _____

3. _____

☐ Additional names on page ____ of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

See attached "Exhibit A"

☐ Complete legal on page ____ of document.**Assessor's Property Tax Parcel #**

01051110140000 & 01051110140003

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

Exhibit A

APN: 01051110140000 & 01051110140003

A tract of land located in Section 11, Township 1 North, Range 5 E. W. M., more particularly described as follows:

Beginning at the Southwest corner of Lot 12 of Sunshine Acres according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence north 68°48' east 154.2 feet to the initial point of the tract hereby described; thence north 68°48' east 545.5 feet to the easterly corner of Lot 18 of Sunshine Acres aforesaid; thence north 47°22' west 368.1 feet to the southerly line of a 50 foot strip of land conveyed to the State of Washington for highway purposes by deed dated September 5, 1947, and recorded at page 556 of Book 31 of Deeds, Records of Skamania County, Washington; thence north 82°42' east along the southerly line of said strip of land 292 feet to the southeast corner thereof; thence north 07°18' west along the easterly line of said strip of land to intersection with the southerly right of way line of Primary State Highway No. 8; thence north 82°42' east along the southerly right of way line of said highway 95.4 feet to a point north 32°28' west from the northwest corner of the Lot 7 of Block D of the Townsite of Prindle according to the official plat thereof on file and of record at page 28 of Book A of Plats, Records of Skamania County, Washington; thence south 32°28' east to an iron pipe at a fence corner, said point being north 32°28' west a distance of 247.5 feet from the southwesterly corner of Lot 1 of Block B of the Townsite of Prindle aforesaid; thence south 59°49' west along the existing fence line 379.78 feet to an iron pipe at a fence corner; thence south 24°31' east 236.66 feet to the intersection with the northerly right of way line of the Spokane, Portland & Seattle Railway Company's right of way; thence south 68°24' west along the northerly line of said railway right of way to a point south 18°30' east from the initial point; thence north 18°30' west 643.6 feet, more or less, to the initial point.

Together with Lot Eighteen (18) of Sunshine Acres according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

SUBJECT TO: Easements, rights-of-way, and restrictions of record.

RESERVING: A life estate in the above real property for the lifetime of Carolyn M. Bajema.

Skamania County Assessor

Date 2/14/23 Parcel# 1-5-11-1-1400
6-5.

After recording return to:

Thomas A. Hackett
NW Legacy Law, P.S.
1003 Officers Row
Vancouver, WA 98661

Corrected Warranty Deed

Grantor: Kenneth M. Bajema, a married man

Grantee: Kenneth M. Bajema and Abbie Dee Bajema, Trustees of the Bajema Trust dated March 24, 2022

APN: 01051110140000 G.S.
01051110140003

This Corrected Warranty Deed is to correct Warranty Deed no. 2022-000744, which was recorded April 12, 2022. That previous deed consolidated two different legal descriptions located on this property onto one deed. My intention is to separate those two parcels' legal descriptions with this deed.

Kenneth M. Bajema, a married man, Grantor, for and in consideration of \$0 in hand paid, conveys and warrants to Kenneth M. Bajema and Abbie Dee Bajema, Trustees of the Bajema Trust dated March 24, 2022, Grantee, an undivided 50% interest in the real property located at 102 Prindle Road, situated in the County of Skamania, State of Washington, more particularly described as follows ("Property"):

See attached "Exhibit A."

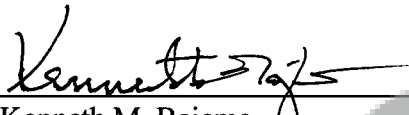
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

[Remainder of page left blank intentionally.]

The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

Dated: October 31, 2022.

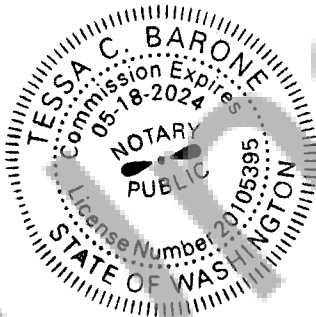
Grantor:


Kenneth M. Bajema

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Kenneth M. Bajema is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 31, 2022.



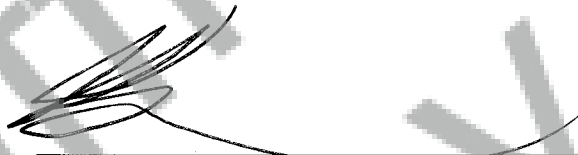

Notary Public for the State of Washington
Tessa C. Barone
My commission expires May 18, 2024

Exhibit A
APN: 01051110140000

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Skamania County Assessor

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G.S.