

Skamania County, WA
Total: \$205.50
DEED
Pgs=3

2023-000398

03/23/2023 01:23 PM

Request of: COLUMBIA GORGE TITLE



00015556202300003980030031

AFTER RECORDING MAIL TO:
Divya Sood and Chris Koprowski

72 Home Valley cut off
Stevenson, WA
98648

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 23-112690

Statutory Warranty Deed

Abbreviated Legal: LOT 4 OF THE GERALD SP 2004153569

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 03082600052800 *Ym 3-23-23*

THE GRANTOR **Todd E. Bofferding and Agi F. Bofferding, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Divya Sood, an unmarried person and Chris Koprowski, an unmarried person**, 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 23 day of March, 2023

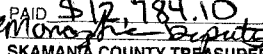

Todd E. Bofferding


Agi F. Bofferding

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

36576

MAR 23 2023

PAID \$12,784.10

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON }

SS.

County of Clack }

This record was acknowledged before me on this 23 day of March, 2023 by Todd E. Bofferding and Agi F. Bofferding.



Notary Public for Washington

My commission expires: 1-16-2024

NOTARY PUBLIC
STATE OF WASHINGTON
DEEANNA L. DODDRIDGE
MY COMMISSION EXPIRES
JANUARY 16, 2026
COMMISSION # 27540

Unofficial Copy

EXHIBIT "A"

A tract of land in Sections 26 and 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the GERALD Short Plat, recorded in Auditor File No. 2004153569, Skamania County Records.

EXCEPTING THEREFROM that portion of Lot 1 of the Maxwell Short Plat as recorded in Book 3 of Short Plats, Page 186 and Lot 4 of the Gerald Short Plat as recorded in Auditor's File No. 2004153569, Skamania County Records that lies west of the following described line:

Beginning at an iron pipe found at the northeast corner of Section 27, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania and State of Washington; thence along the east line of the Northeast Quarter of said Section 27, South 00° 03' 07" East, a distance of 2790.84 feet to a brass cap found at the east quarter corner of said Section 27; thence North 29° 33' 40" West, a distance of 458.04 feet to a 5/8" iron rod with yellow plastic cap marked "WYEAST SURVEY PLS 29288" in the southerly right of way line of Home Valley Cut Off Road and the true point of beginning of the herein described line; thence South 01° 28' 06" East, a distance of 111.14 feet to a similar iron rod; thence continuing South 01° 28' 06" East to the center line of an unnamed creek.

TOGETHER THEREWITH that portion of Lot 1 of the Maxwell Short Plat as recorded in Book 3 of Short Plats, Page 186 and Lot 4 of the Gerald Short Plat as recorded in Auditor's File No. 2004153569, Skamania County Records that lies east of the following described line:

Beginning at an iron pipe found at the northeast corner of Section 27, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania and State of Washington; thence along the east line of the Northeast Quarter of said Section 27, South 00° 03' 07" East, a distance of 2790.84 feet to a brass cap found at the east quarter corner of said Section 27; thence North 29° 33' 40" West, a distance of 458.04 feet to a 5/8" iron rod with yellow plastic cap marked "WYEAST SURVEY PLS 29288" in the southerly right of way line of Home Valley Cut Off Road and the true point of beginning of the herein described line; thence South 01° 28' 06" East, a distance of 111.14 feet to a similar iron rod; thence continuing South 01° 28' 06" East to the center line of an unnamed creek.

Skamania County Assessor

Date 3-23-23 Parcel# 03082600052800
411