

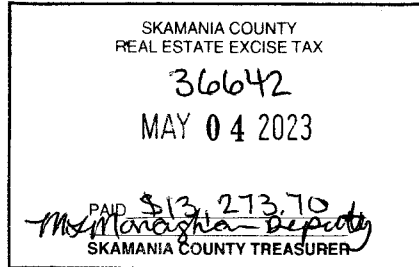
AFTER RECORDING MAIL TO:
Jesse Pecoraro and Christie Parker
142 Sunday Drive
Cook, WA 98605

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

2023-000618

05/04/2023 03:15 PM

Request of: COLUMBIA GORGE TITLE



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 23-121918
S23-0139 KM

Statutory Warranty Deed

Abbreviated Legal: LOT 3 HABERSETZERHANSON SP BK 3PG 275

Additional legal(s) on page: 3

Assessor's Tax Parcel Number(s): 04092600030300 *LWL 5/4/23*

THE GRANTOR **Robert A. Abercrombie and Lisa R. Gang, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Jesse Pecoraro, an unmarried person and Christie Parker, 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 1 day of MAY, 2023

Robert A. Abercrombie

Robert A. Abercrombie

Lisa R. Gang

Lisa R. Gang

STATE OF ~~WASHINGTON~~ Oregon SS.

County of Washington

This record was acknowledged before me on this 1st day of ~~April~~ May, 2023 by Robert A. Abercrombie and Lisa R. Gang.

Charles Robert Speight
Notary Public for ~~Washington~~ Oregon
My commission expires: 5/3/2024

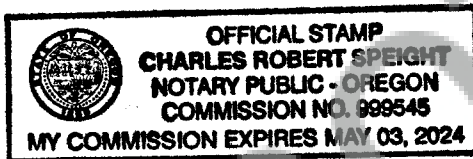


EXHIBIT "A"

A tract of land in the North Half of the North Half of the Southwest Quarter of Section 26, Township 4 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat, recorded in Book 3 of Short Plats, Page 275, Skamania County Records.

TOGETHER THEREWITH that portion described as follows:

Beginning at the Northwest corner of Lot 4 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat; thence South $89^{\circ} 30' 28''$ East, along the North line of said Lot 4 for a distance of 586.72 feet to a point; thence South $00^{\circ} 29' 29''$ West, 323.59 feet to a point on the South line of said Lot 4; thence North $89^{\circ} 30' 29''$ West, 581.02 feet along said South line to the Southwest corner thereof; thence North $00^{\circ} 31' 04''$ West, 323.64 feet along the West line of said Lot 4, back to the Point of Beginning.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the Southwest corner of Lot 4 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat; thence North $00^{\circ} 31' 04''$ West, along the West line of said Lot 4, 149.72 feet; thence South $89^{\circ} 30' 29''$ East, 583.66 feet; thence South $00^{\circ} 29' 29''$ West, 149.71 feet to a point on the South line of said Lot 4; thence North $89^{\circ} 30' 29''$ West, along said South line, 581.02 feet back to the Point of Beginning.

FURTHER EXCEPTING THEREFROM that portion described as follow:

Commencing at the Southwest corner of Lot 4 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat; thence North $00^{\circ} 31' 04''$ West, along the West line of said Lot 4, a distance of 149.72 feet to the Point of Beginning; thence continuing North $00^{\circ} 31' 04''$ West, along the west line of said Lot 4, a distance of 228.93 feet; thence South $89^{\circ} 30' 28''$ East, along a line which is 55.00 feet North of and parallel with the South line of Lot 3 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat, a distance of 1181.88 feet to a point on the East line of said Lot 3; thence South $19^{\circ} 30' 15''$ East, along the East line of said Lot 3, a distance of 58.53 feet to the Northeast corner of said Lot 4; thence North $89^{\circ} 30' 28''$ West, along the North line of said Lot 4, a distance of 614.20 feet; thence South $00^{\circ} 29' 29''$ West, a distance of 173.89 feet; thence North $89^{\circ} 30' 29''$ West, parallel with the South line of said Lot 4, a distance of 583.66 feet back to the Point of Beginning.

Skamania County Assessor

Date 5-4-23 Parcel# 04092600030300

SM