

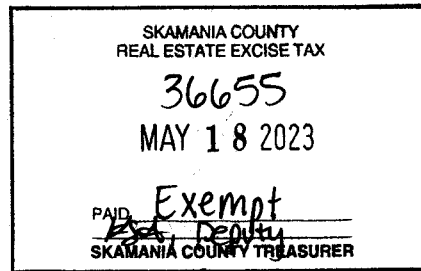
2023-000682

05/18/2023 10:27 AM



After Recording Return To:

Shawn R. MacPherson
430 NE Everett Street
Camas, WA 98607



QUIT CLAIM DEED
(BLA)

Grantors: Thomas W. Keller, an unmarried man
Grantee: John K. Ziegler and Denise J. Ziegler, husband and wife
Legal Desc. (abbrev): PTN SEC 28, T3N, 5EWM Skamania, WA 98671.
Assessor's Tax Parcel ID: 03050000120000

THE GRANTORS, Thomas W. Keller, an unmarried man, for in and consideration of the partition of real property between joint tenants, hereby conveys and quit claims unto John K. Ziegler and Denise J. Ziegler, husband and wife, all right, title and interest in and to the following described real property, including any title grantor may hereinafter require:

County of Skamania, State of Washington

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

SUBJECT TO ENCUMBRANCES OF RECORD AND RESERVING UNTO THE GRANTOR AN EASEMENT FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A AND FURTHER SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANT DATED MAY 9, 2023 AND FILED OF RECORD WITH THE SKAMANIA COUNTY AUDITOR.

The purpose of this deed is to partition the subject real property into two lots of separate ownership, each of which is twenty (20) acres or larger and is therefore exempt from the requirements of RCW 58.17 pursuant to Skamania County Code Section 17.04.010B2. The property described in this deed cannot be further segregated and sold without conforming to the State of Washington and Skamania County Code Subdivision laws.

Skamania County Assessor

Date 5/18/23 Parcel # 03050000120000
portion of

Skamania County Community Development
- 20-acre Exempt Land Division

Approved by: Mindy Hurd 5/18/23

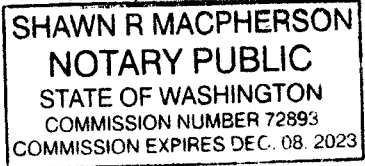
DATED this 8th day of May, 2023

Thomas W. Keller

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

This is to certify that on the 24 day of May, 2023, personally appeared before me Thomas W. Keller, to me known to be the individual who executed the foregoing instrument, and acknowledged the same to be her free act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in the certificate first above written. **SHAWN R MACPHERSON**



Notary Public in and for the State of
Washington, Residing at Camas
My appointment expires: 12-8-21

SHAWN H. MAST HENSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 72893
COMMISSION EXPIRES DEC. 08, 2023

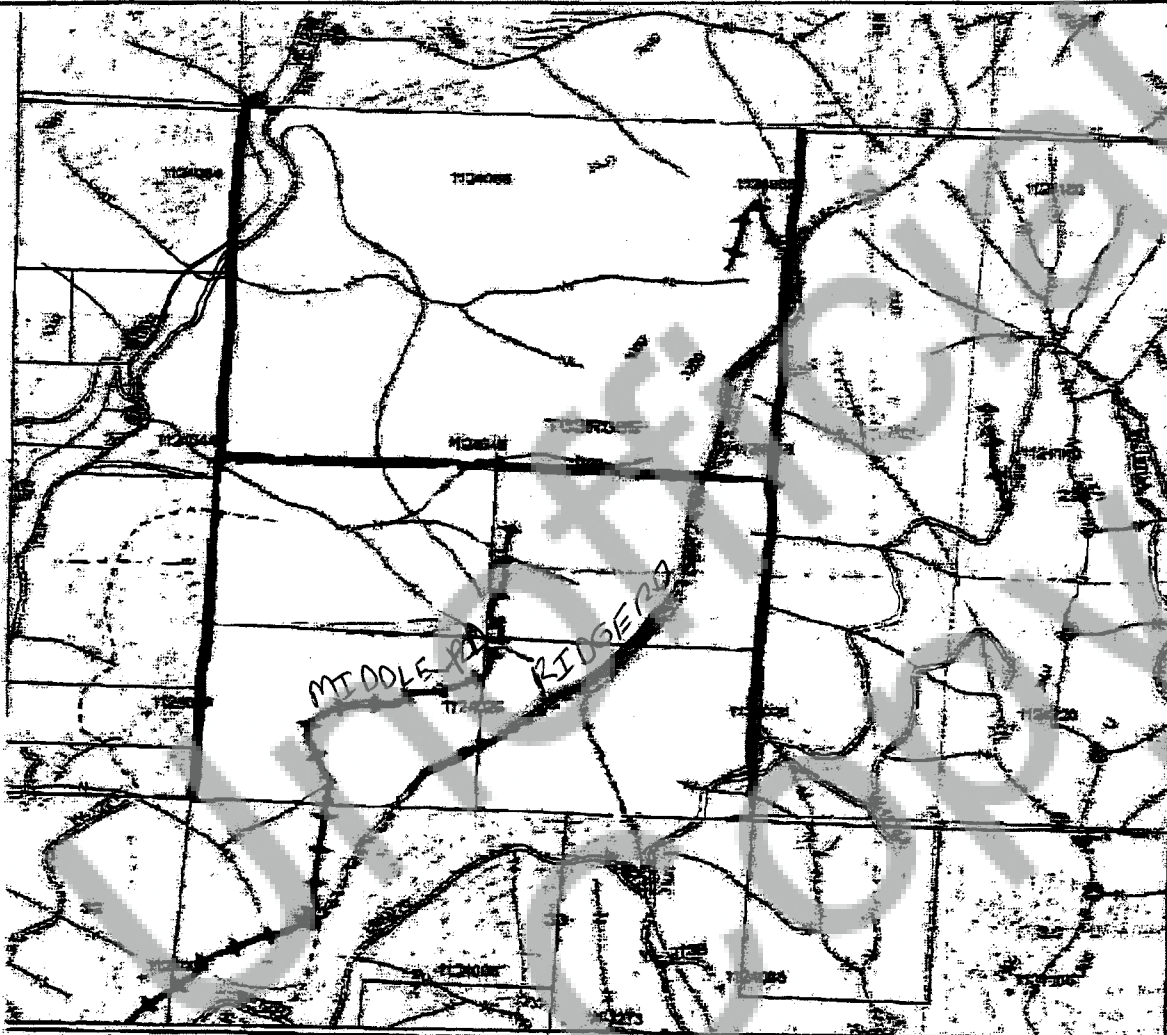
Shawn H. Mast Henson
Notary Public in and for the State of
Washington, Residing at Cash
My appointment expires: 12-8-21

Unofficial Copy

EXHIBIT "A"

Reservation of Easement

The Grantor, for themselves, their heirs, representatives and assigns, hereby reserves a perpetual Easement for ingress and egress over, under and across a portion of said real property for access and use from an existing roadway known as Ridge Road and Middle Road as more particularly described in the attached map. Said easement shall be thirty feet (30') in width, measured fifteen feet (15') on each side of the existing roadway as depicted. The parties agree to further depict or define said easement if necessary to further the intent of this Reservation of Easement. Said Easement shall run with the land and be binding upon and inure to the benefit of the Grantor and all successors in title.



Map Symbols	
	Property Boundary
	Water Course
	Stream
	Wetland
	Point of Interest
	Well
	Water Pond
	Spring
	Shed
	Other Structure

EXHIBIT
PAGE

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Legal Description
SEE T123.000 RECORD