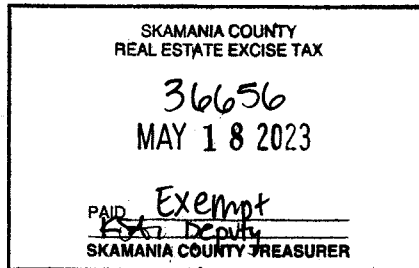




After Recording Return To:

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



QUIT CLAIM DEED

(BLA)

Grantors: John K. Ziegler and Denise J. Ziegler, husband and wife

Grantee: Thomas W. Keller, an unmarried man

Legal Desc. (abbrev): PTN SEC 28, T3N, 5EWM Skamania, WA 98671.

Assessor's Tax Parcel ID: 03050000120000

THE GRANTORS, John K. Ziegler and Denise J. Ziegler, husband and wife, for in and consideration of the partition of real property between joint tenants, hereby conveys and quit claims unto Thomas W. Keller, an unmarried man, 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 NORTH ½ OF THE SOUTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ 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 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  
(Signature) portion of

Skamania County Community Development  
- 20-acre Exempt Land Division

Approved by: Mandy Hestel 5/18/23

DATED this 9<sup>th</sup> day of May, 2023

John K. Ziegler  
John K. Ziegler  
Denise J. Ziegler  
Denise J. Ziegler

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAMANIA )

This is to certify that on the 9<sup>th</sup> day of May, 2023, personally appeared before me JOHN K. ZIEGLER, 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  
STATE OF WASHINGTON  
COMMISSION NUMBER 72893  
COMMISSION EXPIRES DEC. 08. 2023

Shawn R MacPherson  
Notary Public in and for the State of  
Washington, Residing at Camden.  
My appointment expires: 12-8-23.

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAMANIA )

This is to certify that on the 9<sup>th</sup> day of May, 2023, personally appeared before me DENISE J. ZIEGLER, to me known to be the individual who executed the foregoing instrument, and acknowledged the same to be his 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  
STATE OF WASHINGTON  
COMMISSION NUMBER 72893  
COMMISSION EXPIRES DEC. 08. 2023

Shawn R MacPherson  
Notary Public in and for the State of  
Washington, Residing at Camden.  
My appointment expires: 12-8-23.

# 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.

