

Skamania County, WA
Total: \$207.50
DEED
Pgs=5

2023-000786

06/05/2023 02:49 PM

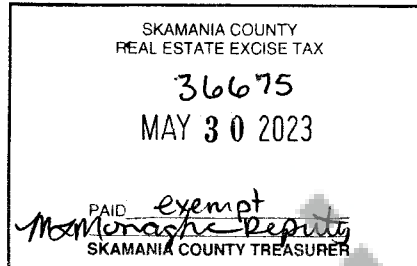
Request of: MYATT & BELL, P.C.



After recording return to:
Myatt & Bell, P.C.
10300 SW Greenburg Rd., Ste. 500
Portland, OR 97223

**Until a change is requested,
send tax statements to:**

GARY L. BALOGH and JOYCE J. BALOGH, Trustees
1151 Labarre Rd.
Washougal, WA 98671



Warranty Deed

GARY BALOGH and JOYCE BALOGH, husband and wife, "Grantors," hereby convey and warrant to GARY L. BALOGH and JOYCE J. BALOGH, Trustees, or their successors in trust, under the BALOGH LIVING TRUST, DATED 05-12-22, and any amendments thereto, "Grantee," the following real property situated in Skamania County, State of Washington, free of encumbrances except for matters of public record:

SEE ATTACHED EXHIBIT A

APN: 02050000800100 & 02050000800103 & 02050000800106



SUBJECT TO covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Grantors hereby agree that all interest in the above described real property shall be characterized as Community Property.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described

WITNESS the hand of said Grantors on this 12th day of May, 2022.

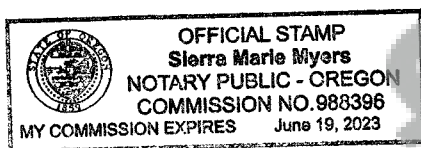
GRANTORS:

Gary L. Balogh
GARY BALOGH

Joyce Balogh
JOYCE BALOGH

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

The forgoing instrument was acknowledged before me on this 12th day of May, 2022, by GARY BALOGH and JOYCE BALOGH.



Sierra Marie Myers
Notary Public for Oregon
My commission expires: 6/19/2023

Unofficial Copy

BEGINNING at a point on the North line of the Southwest one-quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, which bears South $88^{\circ}19'10''$ East, 1,482.57 feet from the Northwest corner of said Southwest one-quarter;

THENCE North $88^{\circ}19'10''$ West, 1,482.57 feet to the Northwest corner of said Southwest one-quarter;

THENCE South $01^{\circ}37'39''$ West, 2,636.31 feet along the West line of said Southwest one-quarter to the Southwest corner of said Southwest one-quarter;

THENCE South $89^{\circ}21'18''$ East, 1,706.11 feet along the South line of said Southwest one-quarter to a point on the centerline of La Barre Road;

THENCE North $19^{\circ}58'04''$ East, following said centerline, 154.09 feet to the start of a 300-foot radius curve to the left, the chord of which bears North $17^{\circ}52'52''$ West, 368.15 feet;

16397

THENCE along said curve 396.35 feet;

THENCE North 55°43'49" West, along said centerline, 103.10 feet;

THENCE South 57°57'59" West, 585.33 feet;

THENCE North 20°06'19" West, 366.92 feet;

THENCE North 01°37'39" East, 574.67 feet;

THENCE North 47°58'07" East, 536.41 feet;

THENCE South 89°21'18" East, 158.65 feet to a point on the centerline of La Barre Road, said point being on a 600-foot radius curve to the right, the chord of which bears North 20°37'13" East, 44.04 feet;

THENCE along said curve, 44.05 feet to a point that bears South 01°37'39" East, from the POINT OF BEGINNING;

THENCE North 01°37'39" East, parallel with said West line of said Southwest one-quarter, 1,051.04 feet to the POINT OF BEGINNING.

Contains 79.25 acres.

TOGETHER WITH the following described easement for ingress and egress, being 15 feet on each side of the following described line.

COMMENCING at a point on the South line of the Southwest one-quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, which bears South 89°21'18" East, 1,706.11 feet from the Southwest corner of said Southwest one-quarter, said point being at the centerline of La Barre Road;

THENCE North 19°58'04" East, following said centerline, 154.09 feet to the start of a 300-foot radius curve to the left, the chord of which bears North 17°52'52" West, 368.15 feet, being the POINT OF BEGINNING;

THENCE South 55°31'10" West, 94.41 feet;

THENCE South 80°45'52" West, 77.97 feet;

THENCE North 62°17'21" West, ;79.99 feet to the terminus of said line;

ALSO TOGETHER WITH the following described easement for ingress and egress, being 15 feet on each side of the following described line.

COMMENCING at a point on the North line of the Southwest one-quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian, which bears North 88°19'10" West, 122.57 feet from the Northeast corner of said Southwest one-quarter;

THENCE South 01°37'39" West, 132.55 feet to the POINT OF BEGINNING;

THENCE South 88°00'00" East, 318.73 feet;

THENCE South 64°00'00 East, 250.00 feet;

THENCE South 82°00'00 East, 100.00 feet;

THENCE South 60°00'00" East, 75.00 feet to a point at the centerline of La Barre Road, being the terminus of said line.

Skamania County Assessor

Date 5/30/23 Parcel# 02 05 8001-06
02 05 8001-03
02 05 8001-06