

Recordation Requested By/Return to:
FIDELITY NATIONAL TITLE COMPANY
5400 MEADOWS ROAD, SUITE 100
LAKE OSWEGO, OR 97035
File No. 45142300301
Send Tax Notices to:
JEFFREY D. FELDSTEIN
3642 CANYON CREEK ROAD
WASHOUGAL, WA 98671

Skamania County
Real Estate Excise Tax
36738
JUL 19 2023

PAID EXEMPT
Skamania County Treasurer
Quincy for Deputy

QUITCLAIM DEED

THIS DEED, executed this 11th day of July, 2023, THE GRANTOR(S)

JEFFREY D. FELDSTEIN, AN UNMARRIED PERSON AND STEPHANIE FELDSTEIN, AN UNMARRIED PERSON, for and in consideration of \$0.00 in hand paid, conveys, and quit claims to **JEFFREY D. FELDSTEIN, TRUSTEE OF THE FELDSTEIN FAMILY TRUST DATED 04/30/2014, AS AMENDED** the following real estate, situated in the County of SKAMANIA, State of Washington: Parcel #: 01-05-05-0-0-0205-00
Full: See Attached Exhibit 'A' Abb. Legal: Pn Sec 5, T1N, R5E

A portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 1/2 inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records; thence South 89° 14' 29" East, along the South line of the Northwest Quarter of Section 5, for a distance of 1971.28 feet to a 1/2 inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y' of Deeds at Page 562, Skamania County Auditor's Records; thence North 01° 15' 37" East, along the West line of the "Skamania County Tract", for a distance of 260.00 feet to the true point of beginning; thence continuing North 01° 15' 37" East, 573.10 feet to the centerline of Canyon Creek County Road; thence South 84° 29' 35" East, along the centerline of Canyon Creek County Road, 30.55 feet; thence along the arc of a 409.30 foot radius curve to the right, through a central angle of 22° 24' 00", for an arc distance of 160.02 feet; thence South 62° 05' 35" East, 213.57 feet; thence along the arc of a 573.00 foot radius curve to the left, through a central angle of 13° 45' 00", for an arc distance of 137.51 feet; thence South 75° 50' 35" East, 160.31 feet to the East line of the Northwest Quarter of Section 5; thence North 01° 15' 37" East, 717.61 feet to a 1/2 inch iron rod (Survey 3-173) at the Northeast corner of the South half of the Northwest Quarter of Section 5; thence North 89° 14' 15" West, along the North line of the South half of the Northwest Quarter of Section 5, for a distance of 1330.93 feet to a 1/2 inch iron rod (Survey 3-173) at the Northeast corner of the tract described in Book 57 of Deeds at Page 360; thence South 01° 39' 15" West, 758.50 feet; thence South 89° 14' 29" East, 460.00 feet; thence South 34° 19' 14" East, 371.46 feet to the true point of beginning.

EXCEPT County Roads.

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Tax Parcel Number: 01-05-05-0-0-0202-00 ⁰²⁰⁵

Property Address: 3642 CANYON CREEK ROAD, WASHOUGAL, WA 98671

Abbreviated Legal Description

This instrument was prepared without the benefit of a title examination.

Dated: 7/11/23

[Signature]
JEFFREY D. FELDSTEIN

[Signature]
STEPHANIE FELDSTEIN

STATE OF WASHINGTON ^{OREGON})
COUNTY OF COOS)

SS.

I certify that I know or have satisfactory evidence that ~~JEFFREY D. FELDSTEIN AND STEPHANIE FELDSTEIN~~ ^{cl} is/are the person(s) who appeared before me and said person(s) acknowledged that she/he/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Jul 11 2023

(Seal)



[Signature]
Notary name printed or typed: Cathy Lynn Lawrence
Notary Public in and for the State of Oregon
Residing at 6518th Ave Coos Bay OR
My Appointment Expires: Jul 18 2025

This Instrument Prepared By:
BRENT DILLE, ESQ.
o/b/o BC LAW FIRM, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

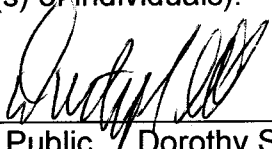
State of WASHINGTON

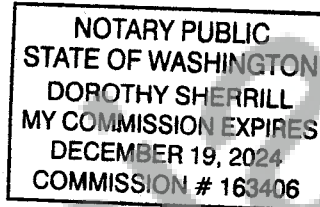
County of CLARK

This record was acknowledged before me on 7-13-2023 (date)

by Stephanie Feldstein

(name(s) of individuals).


Notary Public Dorothy Sherrill



My commission expires: 12-19-2024

(Seal or stamp)

Description of Attached Document
<u>Quitclaim Deed</u> Title or Type of Document
<u>2</u> Number of Pages

EXHIBIT "A"

That portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a 1 inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records;

Thence South $87^{\circ} 05' 49''$ East, along the South line of the Northwest Quarter of Section 5, a distance of 1971.28 feet to a $\frac{1}{2}$ inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y' of Deeds at Page 562, Skamania County Auditor's Records;

Thence North $03^{\circ} 24' 17''$ East, along the West line of the "Skamania County Tract", for a distance of 260.00 feet to the True Point of Beginning;

Thence continuing North $03^{\circ} 24' 17''$ East, along said West line 573.09 feet to the centerline of Canyon Creek County Road;

Thence North $82^{\circ} 20' 55''$ West, along said centerline, 266.00 feet;

Thence North $07^{\circ} 39' 05''$ East, 250.95 feet;

Thence North $51^{\circ} 07' 49''$ East, 326.00 feet to the North line of the South half of the Northwest Quarter of Section 5;

Thence North $87^{\circ} 05' 35''$ West, 665.47 feet to the Northwest corner of Parcel 3 as conveyed to Richard R. Askay, et ux, by that deed recorded in Book 215, at Page 810, Skamania County Auditor's records;

Thence South $03^{\circ} 47' 55''$ West, along the West line of said Parcel 3, a distance of 758.50 feet to the Southwest corner thereof;

Thence South $87^{\circ} 05' 49''$ East, along the South line of said Parcel 3, a distance of 460.00 feet;

Thence South $32^{\circ} 10' 34''$ East, along the South line of said Parcel 3, a distance of 371.46 feet to the True Point of Beginning.

Skamania County Assessor

Date 7/19/23 Parcel# 01050500020500

YMN