

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

### QUITCLAIM DEED

THIS DEED, executed this 1<sup>st</sup> 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: P1n 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 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

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

  
JEFFREY D. FELDSTEIN

  
STEPHANIE FELDSTEIN

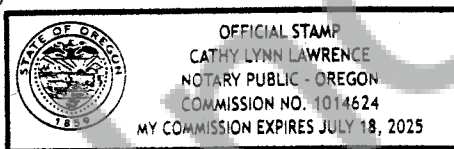
STATE OF WASHINGTON OREGON )  
COUNTY OF COOS )

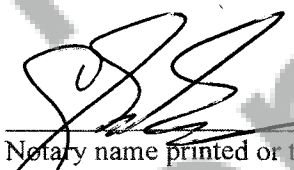
SS.

I certify that I know or have satisfactory evidence that ~~JEFFREY D. FELDSTEIN AND STEPHANIE FELDSTEIN~~ 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)



  
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

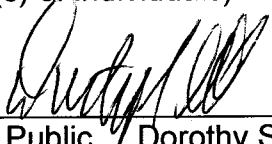
State of WASHINGTON

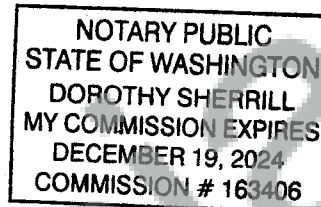
County of CLARK

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

Quitclaim Deed  
Title or Type of Document

2  
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