

Skamania County, WA
Total: \$208.50
DEED
Pgs=6

2023-001019

07/24/2023 11:16 AM

Request of: COLUMBIA GORGE TITLE



00016400202300010190060068

After Recording Return To:
Jeremiah F. Flores
115 NE 202nd Avenue
Portland, OR 97230

SKAMANIA COUNTY REAL ESTATE EXCISE TAX
36750
JUL 24 2023
PAID: <u>Exempt</u>
SKAMANIA COUNTY TREASURER

Re-Record Cover Sheet

DOCUMENT TITLE(S): Quit Claim Deed

REASON FOR RE-RECORD: correct legal description

REFERENCE NUMBER OF DOCUMENT: 2021-001951

GRANTOR(S): Fotios Kosmas and Jill Kosmas, husband and wife

GRANTEE: Jeremiah F. Flores and Evagelia M. Kosmas, husband and wife

PIN: 03 08 29 0 0 0401 00

Abbr. Legal: ptn Sec 29 T3N, R8EWM

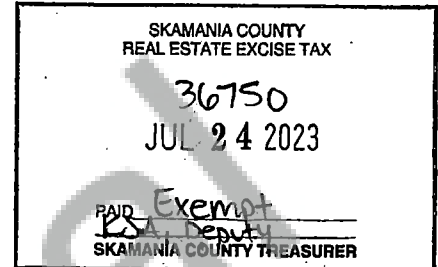
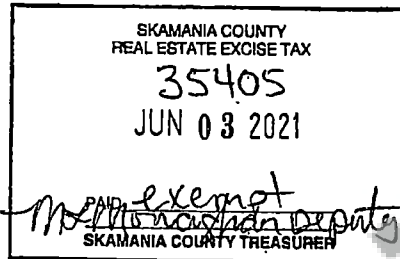
ESCROW: 612883401-TL

2021-001951

00008979202100019510030032

AFTER RECORDING MAIL TO:

JEREMIAH F. FLORES
115 NE 202nd Avenue
Portland, OR 97230



Grantor(s): FOTIOS KOSMAS and JILL KOSMAS, husband and wife
Grantee(s): JEREMIAH F. FLORES and EVAGELIA M. KOSMAS, husband and wife
Assessor's Property Tax Parcel Account Number(s): 03 08 29 0 0 0401 00
Abbreviated Legal: ptn Sec 29 T3N, R8EWM

QUIT CLAIM DEED

THE GRANTOR, FOTIOS KOSMAS and JILL KOSMAS, husband and wife, for and in consideration of TO CLEAR TITLE, conveys and quit claims to JEREMIAH F. FLORES and EVAGELIA M. KOSMAS, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) therein:

SEE ATTACHED EXHIBIT "A."

Dated May 24, 2021.

Fotios Kosmas
FOTIOS KOSMAS

Jill Kosmas
JILL KOSMAS

STATE OF WASHINGTON

SS

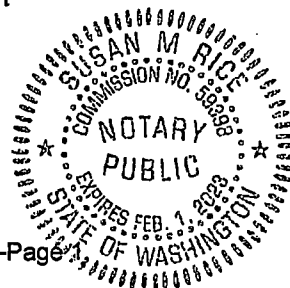
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that FOTIOS KOSMAS and JILL KOSMAS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as their free and voluntary act for the uses and purposes mentioned in this instrument.

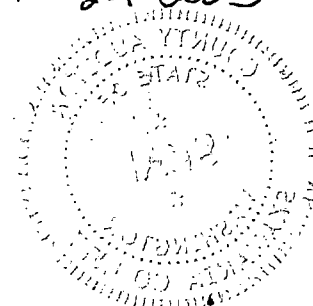
Dated May 24, 2021.

Susan M. Rice

Notary Public in and for the State of Washington
Residing at Vancouver, WA
My appointment expires: 2-1-2023



Quit Claim Deed—Page 1



[REDACTED]

Unofficial Copy

State of Washington
County of Skamania

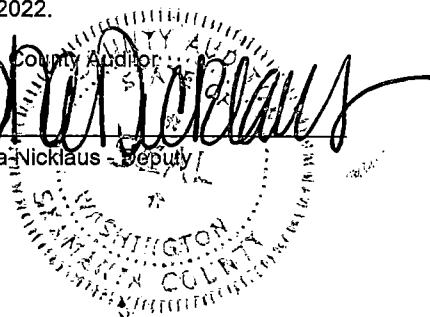
I, Robert J. Waymire, Skamania County Auditor, do hereby
certify that the foregoing instrument is a true and correct
copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal
this 24th of March 2022.

Robert J. Waymire, County Auditor

By

Krishna Nicklaus - Deputy



Grantor(s): FOTIOS KOSMAS and JILL KOSMAS, husband and wife
Grantee(s): JEREMIAH F. FLORES and EVAGELIA M. KOSMAS, husband and wife
Assessor's Property Tax Parcel Account Number(s): 03 08 29 0 0 0401 00
Abbreviated Legal: ptn Sec 29 T3N, R8EWM

NARRATIVE FOR EXCISE TAX EXEMPTION
QUITCLAIM DEED TO CLEAR TITLE

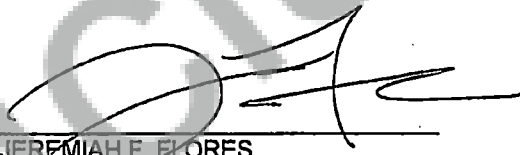
This deed is to remove parents from title who co-signed a loan in 2018 with their daughter and son-in-law. The Deed of Trust was reconvened by document 2019002617. This deed is exempt from excise tax pursuant to WAC 458-61A-215(2)(e).


Dated May 24, 2021.

GRANTOR

GRANTEE


FOTIOS KOSMAS


JEREMIAH F. FLORES


JILL KOSMAS



EVAGELIA M. KOSMAS

EXHIBIT "A"

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THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT ANY PORTION LYING SOUTH OF THE NORTH LINE OF THAT CERTAIN PIPELINE RIGHT OF WAY EASEMENT GRANTED TO PACIFIC NORTHWEST PIPELINE CORPORATION BY DOCUMENT RECORDED JANUARY 4, 1955 UNDER AUDITOR'S FILE NO. 49814, BOOK 40, PAGE 434, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 6/3/21 Parcel# 3-8-29-401

EXHIBIT "A"

The Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT any portion lying South of the North line of that certain pipeline right of way easement granted to Pacific Northwest Pipeline Corporation by document recorded January 4, 1955 in Auditor's File No. 49814, Book 40, Page 434, Records of Skamania County, Washington.

FURTHER EXCEPTING THEREFROM that portion lying North of and within the Bonneville Power Administration and United States of America right of way transmission line over said property.

Skamania County Assessor *om*

Date 7/24/23 Parcel# 03082900040100