

When recorded return to:

Lloyd Binnington  
6738 N Oatman Ave  
Portland, OR 97217

## STATUTORY WARRANTY DEED

Reference: S-23-179

**THE GRANTOR(S)**

Timothy Allen Shanks, an unmarried ~~person~~ <sup>XXXX</sup> man  
x

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
Lloyd Binnington, an unmarried man

the following described real estate, situated in the County of Skamania, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 36, T3N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 7, 8, 9, 10, 11, 12, 13, 14 & 15 OF THE PRELIMINARY TITLE REPORT  
DATED JUNE 15, 2023 FILE NUMBER S-23-179, A COPY OF WHICH WAS PROVED TO THE GRANTOR  
AND GRANTEE HEREIN NAMED.

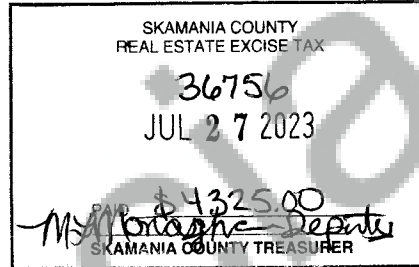
Tax Parcel Number(s): 03073620019200

Skamania County Assessor

Dated: 7/24/23

Date 7-27-23 Parcel# 03073620019200

Timothy Allen Shanks  
Timothy Allen Shanks



STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on 24 day of July, 2023 by Timothy  
Allen Shanks.

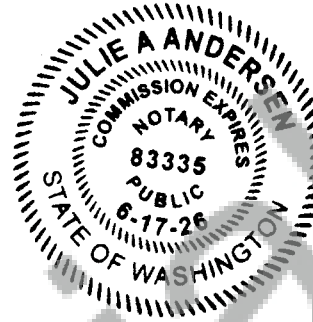
Signature

Title

My commission expires:

*Julie A Andersen*  
Escrow Officer, LPO

June 17, 2026



Unofficial Copy

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 141 Wachter Road Ext, Stevenson, WA 98648  
Tax Parcel Number(s): 03073620019200

**Property Description:**

Beginning at a 30" long 5/8" rebar with 'Bell Design Company' plastic cap, being the most Northerly corner of Lot 1 of the D. Lillegard Short Plat, as shown and monumented in a resurvey of said Lot 1, recorded in Book 3, Page 365 of the records of Skamania County, in the Northeast 1/4 of the Northwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, State of Washington;

Thence along the East line of said Lot 1 South 01° 04' 45" West, a distance of 701.18 feet;  
Thence along the centerline of Wachter Road as Quit Claim Deed recorded in Book 143, Page 572 the following courses:

Thence South 09° 59' 05" East, a distance of 35.01 feet;  
Thence South 09° 59' 05" East, a distance of 56.10 feet;  
Thence South 07° 22' 42" East, a distance of 69.29 feet;  
Thence South 09° 53' 22" East, a distance of 50.66 feet;  
Thence South 08° 17' 34" East, a distance of 60.13 feet;  
Thence South 05° 18' 41" East, a distance of 47.23 feet;  
Thence South 07° 54' 101" West, a distance of 43.88 feet;  
Thence South 20° 42' 16" West, a distance of 54.46 feet;

Thence leaving said road centerline North 88° 07' 58" West, a distance of 11.77 feet, more or less, to the centerline of a drainage;  
Thence along said drainage the following courses:

Thence North 17° 59' 35" West, a distance of 29.65 feet;  
Thence North 03° 32' 49" West, a distance of 76.25 feet;  
Thence North 13° 03' 37" West, a distance of 102.98 feet;  
Thence North 59° 23' 46" West, a distance of 38.89 feet;  
Thence North 16° 48' 33" West, a distance of 132.13 feet;  
Thence North 75° 26' 08" East, a distance of 63.56 feet;  
Thence North 14° 57' 02" West, a distance of 133.72 feet;  
Thence North 44° 33' 39" West, a distance of 43.82 feet;

Thence leaving said drainage North 44° 33' 39" West, a distance of 28.75 feet;  
Thence North 13° 06' 44" West, a distance of 296.42 feet;  
Thence North 21° 05' 46" West, a distance of 100.88 feet to a point on the North line of said resurvey of Lot 1;  
Thence North 42° 24' 30" East, a distance of 99.41 feet;  
Thence North 78° 05' 00" East, a distance of 287.70 feet to the Point of Beginning.

**Skamania County Assessor**

Date 7-22-23 Parcel# 03073620019200  
Ym