



00016440202300010490020020

AFTER RECORDING RETURN TO:

Christopher L. Ford
P.O. Box 533
Stevenson, WA 98648

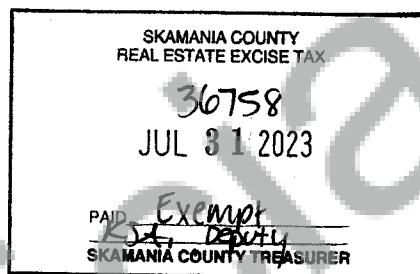
GRANTOR:

Candace L. Ford
PO Box 533
Stevenson, WA 98648

GRANTEE:

Christopher L. Ford, Candace L. Ford and
Molly F. Scott, Co-Trustees of the Ford Trust
2127 E. 34th Avenue
Spokane, WA 99203

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:
Same as Grantee



ABBREVIATED LEGAL DESCRIPTION: S36 T3N R7E

ASSESSORS TAX PARCEL NUMBER: 03-07-36-1-4-3190-00 *gn*

BARGAIN & SALE DEED

Candace L. Ford, a married person as her separate estate, (the "Grantor") bargains, sells and conveys to Christopher L. Ford, Candace L. Ford and Molly F. Scott, Co-Trustees of the Ford Trust, (the "Grantee") all of Grantor's interest in the real property commonly known as 6972 E. Loop Road, Stevenson, free of encumbrances except for matters of public record, situated in Skamania County, Washington and more particularly described on Exhibit A attached hereto and made a part hereof.

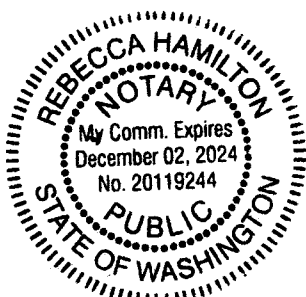
The true consideration for this conveyance is \$0. This conveyance is made for estate planning purposes.

Dated: 28th July, 2023.

Candace L. Ford, Grantor

STATE OF WASHINGTON)
)
County of Clark)

Acknowledged before me on 28th July, 2023 by CANDACE L. FORD.



Notary Public in and for Washington
My appointment expires: 12/02/2024

EXHIBIT A

The real property commonly known as 6972 E. Loop Road, Stevenson, Skamania County, Washington and more particularly described as follows:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East, of the Willamette Meridian, in the City of Stevenson, County of Skamania and the State of Washington, being within Lot 1 of Stevenson Park Addition according to the map thereof recorded at Page 38 in Book 'A' of Plats, and described more particularly as follows:

Beginning at a point on the West line of Strawberry (now Loop) Road 350 feet South of the North line of said Lot 1 of Stevenson Park Addition; Thence North $89^{\circ} 06' 18''$ West, 138.50 feet; Thence South $21^{\circ} 04' 30''$ East, 68.90 feet; Thence South $64^{\circ} 26' 00''$ West, 39.15 feet; Thence South $30^{\circ} 48' 05''$ East, 21.93 feet; Thence South $36^{\circ} 11' 59''$ East, 166.43 feet to a point on the South line of said Lot 1 (which is Northerly line of Strawberry Road); Thence South $65^{\circ} 33' 36''$ East, 27.82 feet along the Southerly line of said Lot 1, which is the Northerly line of said Strawberry Road, to the Southeast corner of said Lot 1 (which is the West line of said Loop Road); Thence, North $03^{\circ} 19' 38''$ East, 244.08 feet along said Easterly line of said Lot 1 and the Westerly line of Loop Road to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO an easement of 12.00 feet in width for ingress and egress over an existing driveway of 216.18 feet in length as measured from a common property corner at the intersection of the South line of STEVENSON PARK ADDITION and the West right of way line of LOOP ROAD (replaces a 10 foot easement provided in that particular instrument recorded 11/17/48 in Book 32, Page 221 of Deeds).

[Tax Assessor Parcel No.: 03-07-36-1-4-3190-00]

Skamania County Assessor *onw*

Date 7/31/23 Parcel# 03073614319000