



When recorded return to:

Dyke A. Dye and Quintina Lee Dye  
1704 Tucker Road  
Hood River, OR 97031

Filed at the Request of:  
Columbia Gorge Title  
Reference: S-23-195

## STATUTORY WARRANTY DEED

### THE GRANTOR(S)

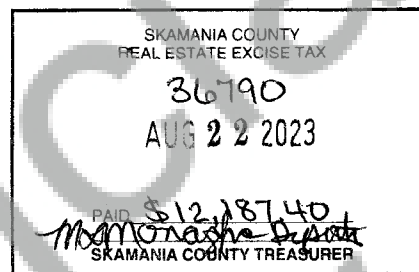
Michael S Simmons and Karen L Simmons, husband and wife

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

in hand paid, conveys and warrants to

### THE GRANTEE(S)

Dyke A. Dye and Quintina Lee Dye, husband and wife



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.

Skamania County Assessor

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

Date 8-22-23 Parcel# 0375 0140 60000

Lots 16 & 20 BOULDER RIDGE AF#2009174613

YM

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11 and 12 OF THE PRELIMINARY TITLE REPORT DATED  
July 13, 2023 FILE NUMBER S-23-195. A COPY OF WHICH WAS PROVED TO THE GRANTOR AND  
GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-75-01-4-0-1600-00

Dated: August 9, 2023

Michael S Simmons

Karen L Simmons

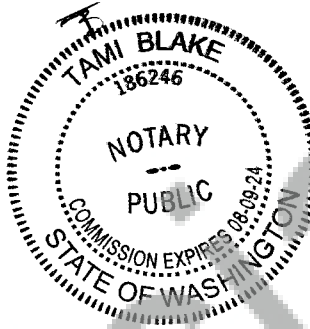
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on 21 day of August, 2023 by Michael S  
Simmons and Karen L Simmons

[Signature]  
Signature

Notary  
Title

My commission expires: 08-09-2024



Unofficial Copy

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

Property Address: 72 Kek Road, Carson, WA 98610

Tax Parcel Number(s): 03-75-01-4-0-1600-00

**Property Description:**

Lots 16 and 20 of BOULDER RIDGE ESTATES, according to the Plat thereof, recorded under Auditors File No. 2009174613, records of Skamania County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 16, BOULDER RIDGE ESTATES; thence North 85° 46' 54" West 372.63 feet; thence along a 200.00 foot radius curve to the right, 95.82 feet; the long chord which bears South 34° 18' 13" West 94.91 feet; thence South 48° 01' 45" West 229.18 feet; thence along a 200.00 foot radius curve to the right, 57.84 feet, the long chord of which bears South 56° 18' 51" West 57.64 feet; thence South 64° 35' 57" West 124.36 feet; thence along a 150.00 foot radius curve to the left, 177.13 feet, the long chord which bears South 30° 46' 13" West 167.01 feet; thence North 88° 33' 39" East 459.96 feet; thence North 01° 23' 18" East 176.63 feet; thence South 88° 12' 27" East 373.93 feet; thence North 00° 58' 24" East 194.59 feet to the true point of beginning.

EXCEPTING THEREFROM that portion of Lot 20 of BOULDER RIDGE ESTATES, according to the Plat thereof, recorded under Auditors File No. 2009174613, Records of Skamania County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 20; thence North 86° 33' 39" East 459.96 feet; thence North 01° 23' 18" East 98.01 feet; thence North 88° 12' 27" West 387.29 feet; thence along a 150.00 foot radius curve to the left, 164.64 feet; the long chord which bears South 28° 23' 10" West 156.50 feet, and the true point of beginning.

Skamania County Assessor

Date 8-22-23 Parcel# 03750140160000

YM