



When recorded return to:

Janet Stone
247 Molimo Drive
San Francisco, CA 94127

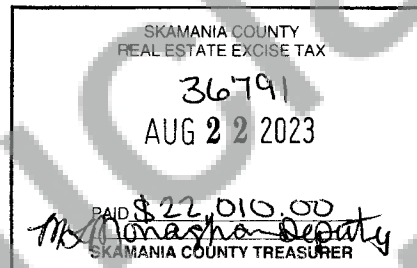
Filed at the Request of:
Columbia Gorge Title
Reference: S-23-247

STATUTORY WARRANTY DEED

THE GRANTOR(S)
Carolyn E. Ternahan, a widow,

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

in hand paid, conveys and warrants to
THE GRANTEE(S)
Janet Stone, an unmarried woman



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 20, T3N, R10E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11 and 12 OF THE PRELIMINARY TITLE REPORT DATED
August 17, 2023 FILE NUMBER S-23-247. A COPY OF WHICH WAS PROVEDED TO THE GRANTOR AND
GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-10-20-3-4-1300-00 *LM 8/22/23*

Dated: July 24, 2023

Carolyn E. Ternahan
Carolyn E. Ternahan

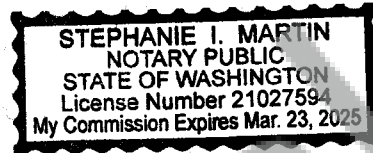
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 18th day of August, 2023 by Carolyn
E. Ternahan.

Stephanie I. Martin
Signature

Notary Public
Title

My commission expires: 03-23-2025



Unofficial Copy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 61 Ternahan Road, Underwood, WA 98651
Tax Parcel Number(s): 03102034130000

Property Description:

Skamania County Assessor

PARCEL I:

Date 8-22-23 Parcel# 03102034130000
Ym

A tract of land in the Southwest Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the initial point of description of Scenic Heights No. 1, as the same appears of record at Page 133 of Book A of Plats, records of Skamania County, State of Washington, said point being the Northeast corner of said Plats and Marked by an iron bar in the centerline of County Road No. 3041, designated as the Cooks-Underwood Road; thence South 10° 51' West 104 feet; thence South 21° 43' East 150.31 feet; thence North 59° 48' East 76.07 feet; thence South 34° 23' East 78.55 feet; thence South 21° 43' East 305.37 feet, more or less, to the West line of a tract of land conveyed to Joseph B. Legler, Jr. and Joy C. Legler, husband and wife, by Deed recorded at Page 16 of Book 56 of Deeds; records of Skamania County, State of Washington; thence Northerly following the Westerly boundary of said Legler tract to intersection with the centerline of said Cooks-Underwood Road; thence Southwesterly following the centerline of said road to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Thomas L. Grainger, et ux, by deed recorded under Auditor's File No. 2005159163, Records of Skamania County, Washington.

PARCEL II:

The Westerly 30 feet of the following described property:

A tract of land located in the Southwest Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of the said Section 20, thence South 00° 13' West along the East line of the Southwest Quarter of the Southeast Quarter of the said Section 20 to a point 127.78 feet Southerly from the center line of the county road known and designated as the Cook-Underwood Road, said point being the initial point of the tract hereby described; thence South 48° 30' West 80.11 feet; thence South 00° 13' West 645 feet, more or less, to the intersection with the South line of the said Section 20, thence East along said South line 60 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of the said Section 20; thence North 00° 13' East 697.27 feet, more or less, to the initial point.

PARCEL III:

A tract of land in the Southeast Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 20; thence South 00° 13' West along the West line of the Southeast Quarter of the Southeast Quarter of said Section 20 to a point 127.78 feet Southerly from the Cook-Underwood Road, and the True Point of Beginning; thence North 48° 30' East along the Southerly side of a private road a distance of 154.50 feet to a point on the Southerly Right of Way line of said Cook-Underwood Road; thence Easterly along the Southerly Right of Way line of said road 150 feet; thence South 10° 17' East 127.78 feet to the True Point of Beginning.