

2023-001237

08/31/2023 03:18 PM



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When recorded return to:

Scott Dale Mansur and Mardell Lynn Mansur  
P.O. Box 337  
Carson, WA 98610

File at the request of:  
Columbia Gorge Title  
Reference: S-23-299

## STATUTORY WARRANTY DEED

THE GRANTOR(S)

Tyler MacKinnon and Jessica MacKinnon, 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)

Scott Dale Mansur and Mardell Lynn Mansur, a married couple

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.)

Lot 3 MAP MAN SP Bk 3/Pg 412

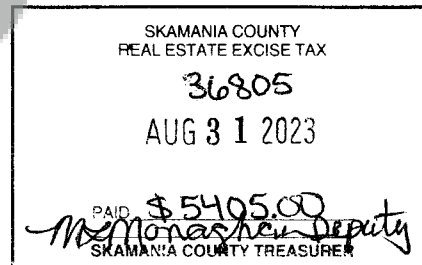
SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12,13 and 14 OF THE PRELIMINARY TITLE REPORT  
DATED August 29, 2023 FILE NUMBER S-23-299. A COPY OF WHICH WAS PROVED TO THE  
GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03082130200200

Dated: August 28, 2023

Tyler MacKinnon

Jessica MacKinnon



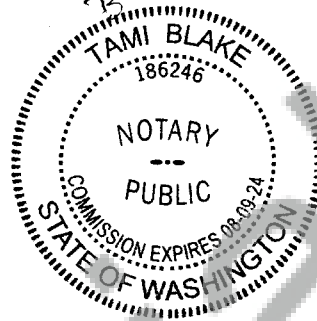
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on 31 day of August, 2023 by Tyler MacKinnon and Jessica MacKinnon.

Tami Blake  
Signature

Notary  
Title

My commission expires: 08-09-2024



Unofficial Copy

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

Property Address: 71 Atlas Street, Carson, WA 98610

Tax Parcel Number(s): 03082130200200

**Property Description:**

A tract of land in the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records.

TOGETHER THEREWITH the East 84.10 feet of Lot 2 of the MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records.

EXCEPTING THEREFROM that portion conveyed by Deed recorded as Auditor's File No. 2021002314, more particularly described as follows:

A strip of land being a portion of Lot 2 and Lot 3 of MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records, located in the Southwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of Lot 3 of the AMENDED JOHN SWEENEY Short Plat, recorded in Book 3 of Short Plats, Page 231 Skamania County Records; thence North 00° 35' 27" East, 4.69 feet to a point on the North line of the MAP MAN Short Plat; thence South 89° 24' 57" East, 199.93 feet, along the North line of said MAP MAN Short Plat, to a point on the East line of Lot 3 of the AMENDED JOHN SWEENEY Short Plat; thence South 00° 35' 27" West, 8.97 feet along the East line of Lot 3 of the AMENDED JOHN SWEENEY Short Plat, to the Southeast corner thereof; thence North 88° 11' 25" West, 199.98 feet, back to the Point of Beginning.

FURTHER EXCEPTING THEREFROM that portion conveyed by Deed recorded as Auditor's File No. 2021002315, more particularly described as follows:

A strip of land being a portion of Lot 2 and Lot 3 of MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records, located in the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Southeast corner of Lot 3 of the AMENDED JOHN SWEENEY Short Plat, recorded in Book 3 of Short Plats, Page 231 Skamania County Records; thence North 00° 35' 27" East, 8.97 feet to a point on the North line of the MAP MAN Short Plat; thence South 89° 24' 57" East, 243.39 feet, along the North line of said MAP MAN Short Plat and the Easterly extension thereof to a point on the East line of the West half of the Northwest Quarter of the Southwest Quarter; thence South 00° 42' 46" West, 14.17 feet, along the East line of the West half of the Northwest Quarter of the Southwest Quarter; thence North 88° 11' 25" West, 243.41 feet, back to the Point of Beginning.

ALSO TOGETHER THEREWITH a tract of land being a portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Commencing at the Northeast corner of MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County; thence South 00° 35' 44" West, 13.74 feet to a point on the South line of the Lot 1 of the AMENDED JOHN SWEENEY Short Plat, recorded in Book 3 of Short Plats, Page 231 Skamania County Records,

and the Point of Beginning of this description; thence South 88° 11' 32" East, 19.90 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, thence South 00° 42' 46" West, 132.06 feet along said East line, to a point on the South line of that certain tract described in Quit Claim Deed, recorded June 28, 2021, in Auditor's File No. 2021002250; thence North 88° 12' 11" West, 310.92 feet, along aforesaid South line; thence North 00° 35' 14" East, 7.63 feet, to a point on the South line of MAP MAN Short Plat; thence South 89° 24' 46" East, 291.23 feet along the South line of said MAP MAN Short Plat to the Southeast corner thereof; thence North 00° 35' 44" East, 118.29 feet along the East line of Lot 3 of MAP MAN Short Plat, back to the Point of Beginning.

Skamania County Assessor

Date 8/31/23 Parcel# 3-8-21-3-2002