

2023-001265

09/06/2023 11:03 AM



When recorded return to:

Charles Valentine and Sandra Valentine  
3501 SE 198th Ave  
Camas, WA 98607

## STATUTORY WARRANTY DEED

CL22823

The Grantor, **Three Rivers Recreational Area-Sauer, a Washington Limited Liability Company**


for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Charles Valentine and Sandra Valentine, husband and wife**


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

**SEE ATTACHED EXHIBIT "A"**

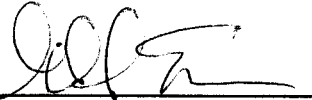
Abbreviated Legal: **PTN Lot 4, Subdivision of PINE MARTEN SHORT PLAT, AUDITOR'S FILE NO. 2005160080**

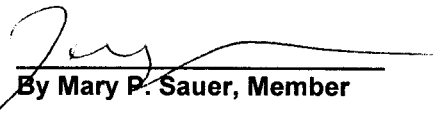
Tax Parcel Numbers(s): **07 06 23 4 0 0200 00** 

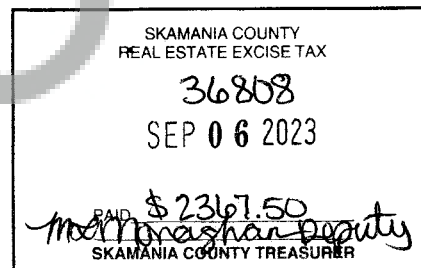
**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: August , 2023

**Three Rivers Recreational Area-Sauer**

  
By **Gerald T. Sauer, Member**

  
By **Mary P. Sauer, Member**

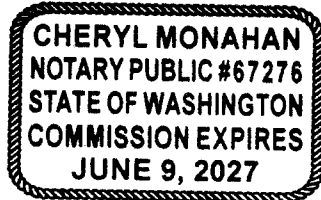


STATE OF Washington

} ss.

COUNTY OF Clark

This record was acknowledged before me on 8/25/2023 by **Gerald T. Sauer and Mary P. Sauer as Members of Three Rivers Recreational Area-Sauer.**



[Signature]  
Notary Public

My commission expires: 6/9/2027

Unofficial Copy

**EXHIBIT "A"**

**A TRACT OF LAND LOCATED IN A PORTION OF THE "PINE MARTEN SHORT PLAT",  
ACCORDING TO THE PLAT THEREOF, RECORDED IN AUDITOR'S FILE NUMBER  
2005160080, RECORDS OF SKAMANIA COUNTY, WASHINGTON, IN THE NORTHEAST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE  
6 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SAID "PINE MARTEN SHORT  
PLAT";**

**THENCE SOUTH 89°25'00" EAST, ALONG THE NORTH LINE OF SAID LOT 4, FOR A  
DISTANCE OF 758.91 FEET, TO THE NORTHEAST CORNER OF SAID LOT 4;**

**THENCE SOUTH 05°00'00" EAST, ALONG THE EAST LINE OF SAID LOT 4, FOR A  
DISTANCE OF 282.64 FEET;**

**THENCE NORTH 89°25'00" WEST, FOR A DISTANCE OF 789.63 FEET, TO A POINT ON THE  
WEST LINE OF SAID LOT 4;**

**THENCE NORTH 01°14'18" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 281.31  
FEET, TO THE POINT OF BEGINNING.**

Situated in the County of **Skamania**, State of **Washington**.

Skamania County Assessor

Date 9-6-23 Parcel# 7-6-23-4-200

**End of Exhibit "A"**