

Skamania County, WA
Total: \$205.50
DEED
Pgs=3

2023-001320

09/18/2023 02:00 PM

Request of: COLUMBIA GORGE TITLE



00016830202300013200030030

AFTER RECORDING MAIL TO:
Martha Strawn Morris and Michael Sloan Morris
Karen Denise McClung-Johnson and Keith A. Johnson
41 Tree-ific Drive W
Washougal, WA 98671

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 23-130919

Statutory Warranty Deed

Abbreviated Legal: ~~NW~~ NW 1/4 SEC 34, T2N. R5E W.M.

Additional legal(s) on page:

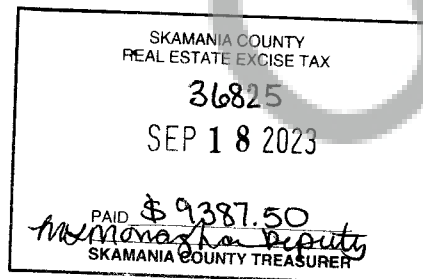
Assessor's Tax Parcel Number(s): 02053420140000

THE GRANTOR **Michelle Fox**, an unmarried person, ^{**}for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Martha Strawn Morris and Michael Sloan Morris, married to each other and Karen Denise McClung-Johnson and Keith A. Johnson, married to each other**, the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

**** who acquired title as Michelle Baumann, a single woman**



Dated this 15 day of Sept, 2023

Michelle Fox

Michelle Fox

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }

County of Clark } SS.

This record was acknowledged before me on this 15 day of September, 2023 by Michelle Fox.

Kim Christenson

Notary Public for Washington

My commission expires: May 9, 2026

NOTARY PUBLIC
STATE OF WASHINGTON
KIM CHRISTENSON
MY COMMISSION EXPIRES
MAY 09, 2026
COMMISSION # 91996

EXHIBIT "A"

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point marking the intersection of the channel of the Washougal River with the West boundary line of the said Section 34; thence following the channel of the Washougal River, Easterly to a point 800 feet East of the West line of the said Section 34, said point being the initial point of the tract hereby described; thence North 435 feet, more or less, to a point in the center of a certain private road as staked out and established on December 7, 1942; thence Westerly following the center of said private road to a point 655 feet East of the West line of the said Section 34; thence South 230 feet; thence East 45 feet; thence South 205 feet, more or less, to the channel of the Washougal River said point being 700 feet East of the West line of the said Section 34; thence Easterly following the channel of the Washougal River to the initial point.

EXCEPT that portion conveyed to Jay B. Jones by Boundary Line Agreement recorded in Book 148, page 887.

EXCEPTING THEREFROM a portion of that certain tract of land described in Skamania County Auditor's File Number 2013002625, located in the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Commencing at the Northwest corner of said tract of land described in Skamania County Auditor's File Number 2013002625, last said point being a one inch iron pipe with brass disk; thence South $01^{\circ} 09' 11''$ West, along the West line of said tract, a distance of 223.11 feet to a $5/8''$ rebar with orange plastic cap; thence South $88^{\circ} 50' 49''$ East, 45.00 feet to a $5/8''$ rebar with orange plastic cap; thence South $01^{\circ} 09' 11''$ West, 57.93 feet to a $5/8''$ rebar with orange plastic cap, also being the point of beginning of this description; thence South $22^{\circ} 56' 20''$ West, 143.58 feet more or less to a point in the center of the channel of the Washougal River; thence following the center line of said channel for the next two courses; 1. thence South $87^{\circ} 19' 12''$ West, 27.79 feet; 2. thence South $75^{\circ} 18' 41''$ West, 32.10 feet to a point that bears South $01^{\circ} 09' 11''$ West 141.69 feet from the point of beginning; thence North $01^{\circ} 09' 11''$ East 141.69 feet back to the point of beginning.

TOGETHER THEREWITH a portion of that certain tract of land described in Skamania County Auditor's File Number 2007167126, located in the Northwest Quarter of Section 34, Township 2 North, Range 5 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 said tract of land described as in Skamania County Auditor's File Number 2007167126, last point being a one inch iron pipe with brass disk; thence South $01^{\circ} 09' 11''$ West along the East line of said tract, a distance of 79.61 feet to a $5/8''$ rebar with orange plastic cap and the point of beginning of this description; thence North $88^{\circ} 50' 49''$ West, 40.50 feet to a $5/8''$ rebar with orange plastic cap; thence South $01^{\circ} 09' 11''$ West, 100.17 feet to a $5/8''$ rebar with orange plastic cap; thence South $88^{\circ} 50' 49''$ East to the East line of said tract of land, 40.50 feet to a $5/8''$ rebar with orange plastic cap, said point bears South $01^{\circ} 09' 11''$ West, 100.17 feet from the point of beginning; thence North $01^{\circ} 09' 11''$ East along the East line of said tract, a distance of 100.17 feet back to the point of beginning.

Skamania County Assessor *onw*

Date 9/18/23 Parcel# 02053420140000