

WHEN RECORDED MAIL TO:

Kennan St. Martin
37011 Crabtree Drive
Scio, OR 97374

Skamania County, WA
Total: \$208.50
DEED
Pgs=6

2023-001400

09/28/2023 03:17 PM

Request of: COLUMBIA GORGE TITLE



00016932202300014000060067

RE-RECORD CORRECTING LEGAL DESCRIPTION

DOCUMENT TITLE(S):

Special Warranty Deed – Re-Record

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Auditor File Number 125070, Book 156, Page 698

GRANTOR(S):

Estate of Eli St. Martin, Deceased, by and through the personal representative, Joseph St. Martin

GRANTEE(S):

Joseph St. Martin

ABBREVIATED LEGAL DESCRIPTION:

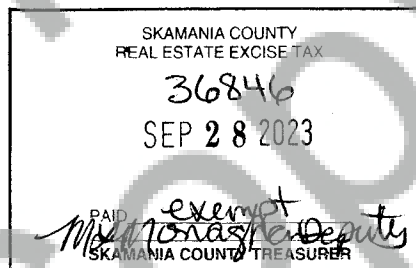
Ptn. Sec 28, T3N, R8E W.M.

FULL LEGAL DESCRIPTION:

See attached Exhibit A on page 5

TAX PARCEL NUMBER(S):

03-08-28-1-2-0400-00 *sm*



FILED FOR RECORD
SKAMANIA CO. WASH
BY Lane & Marshall

After recorded, please return to

Dennis W. Lane
Lane & Marshall
514 West Ninth Street
Vancouver, Washington 98660

APR 19 5 00 PM '96

G. Olsson
AUDITOR
GARY H. OLSON

125070

BOOK 156 PAGE 698

SPECIAL WARRANTY DEED

THE GRANTOR, Estate of ELI ST. MARTIN, Deceased, by and through the personal representative, JOSEPH ST. MARTIN, for and in consideration of good and valuable consideration in hand paid, grant, bargain, convey, and confirm to JOSEPH ST. MARTIN, the following described real estate, situated in the County of Skamania, State of Washington:

Beginning at a point 430 feet east and 30 feet south of the northwest corner of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$, NW $\frac{1}{4}$) of Section 28, Township 3 North, Range 8 East of the Willamette Meridian; thence south 130 feet; thence west 100 feet; thence south 134 feet; thence east 165 feet; thence north 264 feet; thence west 65 feet to the point of beginning; said tract containing 1.3 acres, more or less; and

Beginning at a point 380 feet East of the Northwest corner of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 28, Township 3 North, Range 8 East; thence South 100 feet; thence East 50 feet; thence North 100 feet; thence West 50 feet to the place of beginning in Section 28, Township 3 North, Range 8 East of the Willamette Meridian.

The Grantor for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising

REAL ESTATE EXCISE TAX

18615

SPECIAL WARRANTY DEED - 1

APR 19 1996

PAID *Exempt*
Wd
SKAMANIA COUNTY TREASURER

Signature ☒
Noted, Vir ☒
Index ☒
Filed ☒
Date ☒

Gary H. Martin, Skamania County Assessor
Date 4/19/96 Parcel # 3-5-28-1-2-400

Unofficial
Copy

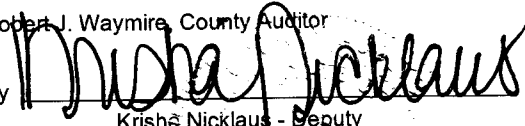
State of Washington
County of Skamania

I, Robert J. Waymire, Skamania County Auditor, do hereby
certify that the foregoing instrument is a true and correct
copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal
this 6th of September 2023.

Robert J. Waymire, County Auditor

By


Krishna Nicklaus - Deputy

Krishna Nicklaus - Deputy

BOOK 156 PAGE 699

or to arise by statutory or other implication, and do hereby covenant that against all persons
whomsoever lawfully claiming or to claim by, through or under said Grantor and not
otherwise, and will forever warrant and defend the said described real estate.

DATED this 4 day of April, 1996.

GRANTOR:

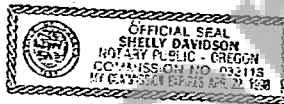
Joseph St. Martin
JOSEPH ST. MARTIN, Personal
Representative of the Estate
of ELI ST. MARTIN

STATE OF Oregon)
County of Lincoln) ss.

On this 4 day of April, 1996, personally appeared before me JOSEPH ST.
MARTIN, personal representative of the ESTATE OF ELI ST. MARTIN, to me known
to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that he signed the same as his free and voluntary act and deed for the uses
and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 4 day of April, 1996.

Shelly Davidson
NOTARY PUBLIC for the State of Oregon
My Commission Expires: 4-22-98



SPECIAL WARRANTY DEED - 2

EXHIBIT "A"

BOOK 156 PAGE 734

A tract of land in the Southwest quarter of the Southwest quarter of Section 25, Township 4 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Lot 1 of the Steel Head Point short plat recorded in Book 3 of Plats, Page 187, Skamania County Deed Records.

Together with a 20 foot and a 60 foot Roadway Easement over Lot 2 as shown on the recorded River Bluff Short Plat, recorded in Book 3 of Plats, Page 188, Skamania County Deed Records.

SUBJECT TO:

1. Easement for Power Line across said Lot 3, as shown on the recorded Short Plat recorded in Book 3, Page 78, Skamania County Plat Records.
2. Waiver of Right to Direct access to Wind River Highway as shown on the recorded plat.
3. Private Roadway Agreement including the terms and provisions thereof recorded February 20, 1991 in Book 122, Page 308, Skamania County Deed Records.

Gary H. Martin, Skamania County Assessor
Date 4-22-96 Parcel # 4-2-2-153-103
UW

Exhibit 'A'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
TAX PARCEL
03-08-28-1-2-0400-00
(572 NW Hot Springs Avenue)

Tract I:

Beginning at a point 430 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence South 130 feet; thence West 100 feet; thence South 134 feet; thence East 165 feet; thence North 264 feet; thence West 65 feet to the point of beginning.

Tract II:

Beginning at a point 380 feet East of the Northwest corner of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence South 100 feet; thence East 50 feet; thence North 100 feet; thence West 50 feet to the place of beginning.

Tract III:

Beginning 20 rods (330 feet) East of the Northwest corner of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington; running thence South 100 feet, thence East 50 feet, thence North 100 feet, thence West 50 feet to the place of beginning.

Note: The purpose of this description is to correct a scrivener's error in Tract 1, no field survey has been conducted. See Book 1, Page 120 in Skamania County Book of Surveys, by Olsen on April 12, 1977.

August 29, 2023
EMC

Skamania County Assessor *ow*

Date 9/28/23 Parcel# 03082812040000

