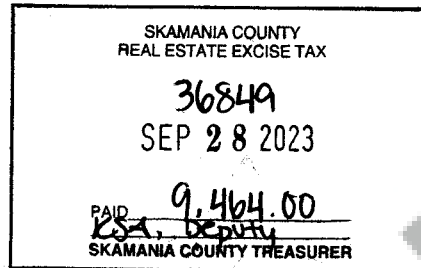




00016935202300014030030038

AFTER RECORDING MAIL TO:

Andrew Stuart Morris and Deanna Lynn Morris
810 Hartford Ave
San Jose, CA 95125



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 23-165062

Statutory Warranty Deed

Abbreviated Legal: LOT 3 MAPLE HILL TRACTS NO 1 BK APG 124

LOT 4 MAPLE HILL TRACTS NO 1

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 03072520130100, 03072520130000 *sm*

THE GRANTOR **Norman William Townsend, Trustee of The Townsend Revocable Family Trust**, dated **June 29, 2023**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Andrew Stuart Morris and Deanna Lynn Morris, a married couple**, 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.

Dated this 25 day of Sept., 2023.

The Townsend Revocable Family Trust, dated June 29, 2023, by:

Norman William Townsend Trustee
Norman William Townsend - Trustee

☐ 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 25 day of September, 2023 by Norman William Townsend as the trustee(s) of The Townsend Revocable Family Trust, dated June 29, 2023.

Alina Bilyk
Notary Public for Washington

My commission expires: ~~May 9, 2026~~ May 10, 2024

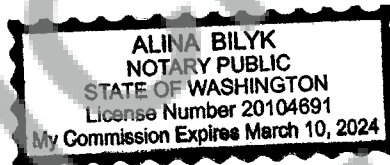


EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

PARCEL I: 03-07-25-2-0-1301-00

Lot 3 of MAPLE HILL TRACTS NO. 1 in the Southeast Quarter of the Northwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, according to the official plat thereof on file and of record at Page 124 of Book 'A' of Plats, records of Skamania County, State of Washington.

TOGETHER THEREWITH the following:

Beginning at the Northwest corner of Lot 1 of said Maple Hill Tracts No. 1; thence South 12° 41' 29" East along the westerly line of said Lot 1 a distance of 85.43 feet to an iron rod; thence North 75° 55' 44" East 30.42 feet to an iron rod; thence North 14° 04' 16" West 90.00 feet to an iron rod on line; thence continuing Northerly on said line to the centerline of Stewart Drive; thence Southwesterly along said centerline to an intersection with the northerly extension of the west edge of said Lot 1; thence South 12° 41' 29" East 25.00 feet to the Point of Beginning.

TOGETHER WITH that portion of vacated Hill Drive vacated by resolution 830-A, which attaches by operation of law.

EXCEPT Stewart Drive.

PARCEL II: 03-07-25-2-0-1300-00

Lot 4 of MAPLE HILL TRACTS NO. 1 according to the official plat thereof on file and of record at Page 124 of Book 'A' of Plats, records of Skamania County, State of Washington.

EXCEPTING THEREFROM a strip of land 25 feet in width along the westerly boundary of the said Lot 4 described as follows:

Beginning at the Northeast corner of Lot 5 of MAPLE HILL TRACTS No. 1 aforesaid; thence South 77° 25' East 27.83 feet; thence South 13° 25' East 144.29 feet to the southerly line of the said Lot 4; said point being on the northerly right of way line of the county road; thence South 74° 39' West along said right of way line 25.01 feet to the Southeast corner of the said Lot 5; thence North 13° 25' West 157.32 feet to the point of beginning.

SITUATE IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Skamania County Assessor 

Date 9/28/23 Parcel# 030725 201301 00
030725 201300 00