

**Return Address:**

Kristen A. Campbell  
Campbell Phillips  
PO Box 2449  
The Dalles, OR 97058

Skamania County, WA  
Total: \$207.50  
DEED  
Pgs=5

**2023-001418**

10/02/2023 02:12 PM

Request of: CAMPBELL PHILIPS



**Document Title**

Warranty Deed

**Grantor**

Janet Stone

**Grantee**

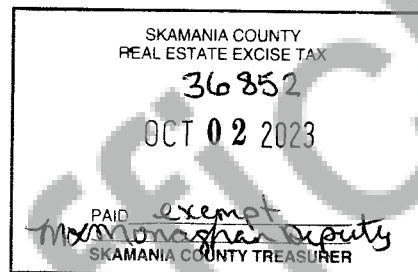
Janet Stone  
Trustee of the Janet Stone Revocable Trust dated April 25, 2013

**Abbreviated Legal Description**

Ptn. Sec 20, T3N, R10E, W.M.

**Assessor's Property Tax Parcel or Account Number at the time of recording:**

03-10-20-3-4-1300-00 *DM 10/2/23*



## WARRANTY DEED

The grantor, Janet Stone, ("**Grantor**") for and in consideration of other property or value in hand paid, conveys and warrants to Janet Stone, Trustee of the Janet Stone Revocable Trust dated April 25, 2013, ("**Grantee**") the real estate situated in the county of Skamania, State of Washington, described as follows:

**SEE ATTACHED EXHIBIT A**

**SUBJECT TO** all matters of record.

The liability and obligations of the Grantor to Grantee and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above-described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property.

Dated: Sept 20, 2023.

**Grantor:**

## Janet Stone

STATE OF \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that Janet Stone is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2023.

See Attached Certificate

**Notary Public for California**

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

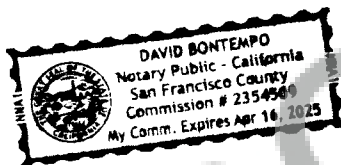
State of California

County of San Francisco }

On September 20, 2023 before me, David Bontempo, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Janet Stone  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature David Bontempo  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: Sept 20, 2023 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**EXHIBIT A**  
**Legal Description**

**PARCEL I:**

A tract of land in the Southwest Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the initial point of description of Scenic Heights No. 1, as the same appears of record at Page 133 of Book A of Plats, records of Skamania County, State of Washington, said point being the Northeast corner of said Plats and Marked by an iron bar in the centerline of County Road No. 3041, designated as the Cooks-Underwood Road; thence South 10° 51' West 104 feet; thence South 21° 43' East 150.31 feet; thence North 59° 48' East 76.07 feet; thence South 34° 23' East 78.55 feet; thence South 21° 43' East 305.37 feet, more or less, to the West line of a tract of land conveyed to Joseph B. Legler, Jr. and Joy C. Legler, husband and wife, by Deed recorded at Page 16 of Book 56 of Deeds; records of Skamania County, State of Washington; thence Northerly following the Westerly boundary of said Legler tract to intersection with the centerline of said Cooks-Underwood Road; thence Southwesterly following the centerline of said road to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Thomas L. Grainger, et ux, by deed recorded under Auditor's File No. 2005159163, Records of Skamania County, Washington.

**PARCEL II:**

The Westerly 30 feet of the following described property:

A tract of land located in the Southwest Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of the said Section 20, thence South 00° 13' West along the East line of the Southwest Quarter of the Southeast Quarter of the said Section 20 to a point 127.78 feet Southerly from the center line of the county road known and designated as the Cook-Underwood Road, said point being the initial point of the tract hereby described; thence South 48° 30' West 80.11 feet; thence South 00° 13' West 645 feet, more or less, to the intersection with the South line of the said Section 20, thence East along said South line 60 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of the said Section 20; thence North 00° 13' East 697.27 feet, more or less, to the initial point.

**PARCEL III:**

Exhibit A

{00101599:1}

A tract of land in the Southeast Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 20; thence South  $00^{\circ} 13'$  West along the West line of the Southeast Quarter of the Southeast Quarter of said Section 20 to a point 127.78 feet Southerly from the Cook-Underwood Road, and the True Point of Beginning; thence North  $48^{\circ} 30'$  East along the Southerly side of a private road a distance of 154.50 feet to a point on the Southerly Right of Way line of said Cook-Underwood Road; thence Easterly along the Southerly Right of Way line of said road 150 feet; thence South  $10^{\circ} 17'$  East 127.78 feet to the True Point of Beginning.

Skamania County Assessor

Date 10-2-23 Parcel# 03102034130000

ym

Exhibit A

{00101599:1}