



00017546202300018470040042

When recorded return to:

Mathew Joy and Hannah Joy  
PO Box 1250  
Carson, WA 98610

## STATUTORY WARRANTY DEED

Filed for record request of:  
Columbia Gorge Title  
Reference: S-23-433

### THE GRANTOR(S)

Emil L. Zurcher, Trustee of The Emil L. Zurcher Trust dated October 20, 2004, as amended,

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
THE GRANTEE(S)  
Mathew Joy and Hannah Joy, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 20, T3N, R8E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9 OF THE PRELIMINARY TITLE REPORT DATED OCTOBER 25,  
2023, FILE NUMBER S-23-433. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE  
HEREIN NAMED.

Tax Parcel Number(s): 03-08-20-3-4-0200-00 & 03-08-20-3-4-0200-05

Dated: 12/15/2023

*jm 12/18/23*

Skamania County

Real Estate Excise Tax

*36980*

DEC 18 2023

The Emil L. Zurcher Trust dated October 20, 2004

By: *Emil L Zurcher*  
Emil L. Zurcher, Trustee

PAID *\$ 7,655.00*  
Skamania County Treasurer  
*Shirley Ann Sneyd*

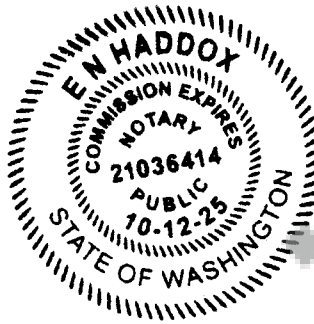
STATE OF Washington  
COUNTY OF Skamania

This record was acknowledged before me on 15<sup>th</sup> day of December, 2023 by Emil L. Zurcher, Trustee of The Emil L. Zurcher Trust dated October 20, 2004.

E. Haddox  
Signature

Notary  
Title

My commission expires: 10/12/25



Unofficial Copy

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1021 Wind River Highway, Carson, WA 98610  
Tax Parcel Number(s): 03-08-20-3-4-0200-00 & 03-08-20-3-4-0200-05

**Property Description:**

The Southwest Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

**EXCEPT THEREFROM the following:**

1. Tract heretofore deeded with reservations to School District 30, recorded in Book H of Deeds, Page 632;
2. Tracts heretofore deeded to Lee R. Craig, which deeds are recorded in Book 30 of Deeds, Page 458 and Book 31 of Deeds, Page 257;
3. Tract heretofore deeded to Burga Fletch, which Deed is recorded in Book 32, Page 509;
4. Tracts heretofore deeded to M. B. Church, which deed is recorded in Book Z of Deeds, Page 324 and Book M of Deeds, Page 447.

**EXCEPTING THEREFROM** that portion conveyed by Deed recorded as Auditor's File No. 2017002506, described as follows:

Beginning 15 feet North and 30 feet West of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 20; Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North a distance of 106 feet, more or less, to a one-half inch iron pipe; thence west 160 feet, more or less, to the eastern edge of the presently existing driveway located on said premises; thence northwesterly following the arc of said driveway to a point that is the intersection of said driveway with the northerly extension of the east side of Boy Road; thence South to Glur Road; thence East a distance of 275 feet, more or less, to the point of beginning.

**EXCEPTING THEREFROM** the following described property:

Beginning 15 feet North and 30 feet West of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian; thence North 50 feet; thence West 100 feet; thence South 50 feet; thence East 100 feet to the point of beginning.

**FURTHER EXCEPTING THEREFROM** that portion conveyed by Deed recorded as Auditor's File No. 2017002456, described as follows:

A tract of land located in the Southwest Quarter of the Southeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, and State of Washington being more particularly described as follows:

Beginning at a point on the east line of the Northwest quarter of the Southeast quarter of said Section 20, that bears North 00°55'33" East, a distance of 1419.00 feet from the southeast corner of the Southwest quarter of said Southeast quarter; said point being the northeast corner of that tract of land conveyed to Trailhead Holding, LLC, a Washington Limited Liability Company, by deed recorded March 17, 2015 as Auditor's File No. 2015000467, Skamania County Records;

thence along the north line of said Trailhead Holding, LLC tract, North 89°04'27" West, a distance of 396.00 feet to the northwest corner thereof; thence along the west line of said Trailhead Holding, LLC tract, South 00°55'33" West, a distance of 105.27 feet to

a 1/2" iron rod with yellow plastic cap marked "WYEAST PLS 29288" on the north line of the Southwest quarter of said Southeast quarter and the true point of beginning; thence along said north line, North 89°15'29" West, a distance of 450.00 feet to a similar iron rod; thence parallel with the east line of said quarter-quarter, South 00°55'33" West, a distance of 223.28 feet to a similar iron rod on the westerly extension of the south line of said Trailhead Holding, LLC tract; thence along said westerly extension, South 89°04'27" East, a distance of 450.00 feet to the southwest corner of said Trailhead Holding, LLC tract; thence along the west line of said tract, North 00°55'33" East, a distance of 224.73 feet to the true point of beginning.

Except those portions, if any, lying within County Roads.

Skamania County Assessor

Date 12-18-23 Parcel# 03082034020000  
03082034020005  
M