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After Recording Return To:

Walker R. Clark
Samuels Yoelin Kantor LLP
111 SW 5th Ave., Suite 3800
Portland, OR 97204-3642

Skamania County
Real Estate Excise Tax

36481
DEC 18 2023

All Tax Statements Should be Sent to:
No Change.

PAID EXEMPT
Skamania County Treasurer
Shirley Jane DePinto

STATUTORY WARRANTY DEED

Grantor:	Jan E. McCabe, Tenant in Common
Grantees:	Michael J. McCabe and Michon McCabe, Tenants by the Entirety
Abbreviated Legal:	POINT ON SECTION LINE BETWEEN SECTION 26 AND 27, TOWNSHIP 2 NORTH, RANGE 5 E.W.M.
Assessor's Tax Parcel Number:	02-05-26-0-0-1100-00
Map Coord:	-R10-U
Census Tract:	040510

JAN. E. McCABE AND CAROL J. McCABE, as tenants by the entirety, own a fifty percent (50%) ownership interest in the property described in Exhibit "A", attached hereto and incorporated herein by this reference, ("the Property"). MICHAEL J. McCABE and MICHON McCABE, as tenants by the entirety, own the other fifty percent (50%) ownership interest in the Property. Upon the death of CAROL J. McCABE, JAN E. McCABE became the sole owner of the fifty percent (50%) ownership interest in the Property as a tenant in common with MICHAEL J. McCABE and MICHON McCABE. The Death Certificate of CAROL J. McCABE is being recorded simultaneously with this Statutory Warranty Deed. JAN E. McCABE, as a tenant in common, Grantor, conveys and warrants to MICHAEL J. McCABE, and MICHON McCABE, tenants by the entirety, Grantees, a fifty percent (50%) ownership interest in the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto.

Commonly known as: 312 Christal Lane, Washougal, Washington 98671


With this conveyance MICHAEL J. McCABE and MICHON McCABE, tenants by the entirety, own a one hundred percent (100%) ownership interest in the Property.

The true consideration for this conveyance consists of or includes other property or value given or promised which is the whole consideration

This property is sold subject to all covenants, conditions, restrictions and/or easements, if any, of record.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is available to Grantor under any policy of title insurance covering the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated: October 31, 2023.


JAN E. McCABE

STATE OF OREGON)
) ss.
County of Multnomah)

On this 31 day of October 2023, personally appeared the above-named Jan E. McCabe, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me.


Notary Public for Oregon

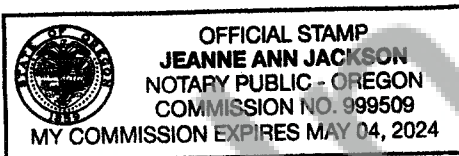


EXHIBIT "A"

Beginning at a point on section line between section 26 and 27, Township 2 North, Range 5 E W.M., which point is 592 6/10' S. of the quarter section corner common to sections 26 & 27, thence running south 67°53', East 391 2/10' to a point on the meander line of the Washougal River, which point is the northeast corner of a tract of land conveyed to Raymond A. Montgomery et ux by deed recorded July 21, 1952, in Book 35, page 330 of Deed Records, Skamania Co., Washington and which is the true place of beginning; running thence North 67°53", West 300' to a point which is also the northwest corner of said Montgomery Tract; running thence northerly to a point which is 157 6/10", south 67°53'. East of a point on the section line between sections 26 and 27, which is 392 6/10" south of the quarter section corner common to sections 26 and 27: running thence south 67°53", East 300' to a point on the meander line of the Washougal River; running thence southerly along the meander line of the Washougal River to the true place of beginning.

Skamania County Assessor

Date 12-11-23 Parcel# 02052600110000

Lm