



When recorded return to:

Tyson Schmidling  
6405 Southeast 144th Lane  
Portland, OR 97236

## STATUTORY WARRANTY DEED

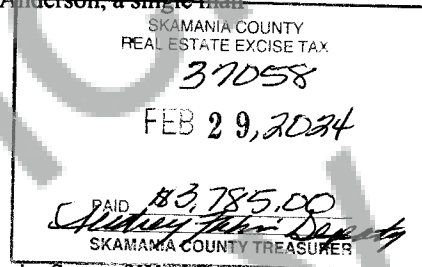
Filed for record request of:  
Columbia Gorge Title  
Reference: S-24-7

### THE GRANTOR(S)

Christopher T Anderson, a single man, who acquired title as Chris Anderson, a single man

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

in hand paid, conveys and warrants to  
THE GRANTEE(S)  
Tyson Schmidling, a single man



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.

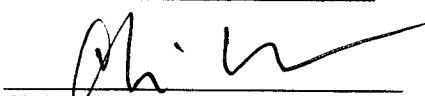
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 27, T3N, R8E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21 OF THE PRELIMINARY  
TITLE REPORT DATED FEBRUARY 14, 2024 FILE NUMBER S-24-7, A COPY OF WHICH WAS PROVIDED  
TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-27-4-0-1700-00 2m 2/28/24

Dated: 2-29-24

  
Christopher T Anderson

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on 29<sup>th</sup> day of February, 2024 by  
Christopher T Anderson.

E Haddox  
Signature

notary  
Title

My commission expires: 10/12/25



Unofficial Copy

## EXHIBIT A LEGAL DESCRIPTION

Property Address: 21 Sonnys Road, Stevenson, WA 98648  
Tax Parcel Number(s): 03-08-27-4-0-1700-00

### Property Description:

A tract of land in Sections 27 and 34, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

#### PARCEL I:

A tract of land in Sections 27 and 34, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Southeast corner of the said Section 27; thence West along the South line of the said Section 27 with an assumed bearing of due West a distance of 810 feet; thence due North 69.15 feet to an iron pipe driven in the ground; thence South 66° 01' East 200 feet to the initial point of the tract of land hereby described; thence North 23° 59' East 100 feet; thence South 66° 01' East 75 feet thence South 23° 59' West 100 feet; thence North 66° 01' West 75 feet to the initial point.

#### PARCEL II:

A tract of land in Sections 27 and 34, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Southeast corner of the said Section 27; thence West along the South line of the said Section 27 with an assumed bearing of due West a distance of 810 feet; thence due North 69.15 feet to an iron pipe driven in the ground; thence South 66° 01' East 200 feet; thence North 23° 59' East 100 feet to the initial point of the tract hereby described; thence North 23° 59' East 10 feet; thence South 66° 01' East 75 feet; thence South 23° 59' West 10 feet; thence North 66° 01' West 75 feet to the initial point.

TOGETHER WITH the tract of land described in Quit Claim Deed to William H. & Dolores Rike, husband & wife, recorded January 29, 1987, in Deed Book 104 at Page 61, Skamania County Deed Records, Skamania County, described as follows:

The Center One Third of the following described parcel being of even width and shown on the William H. Rike Short Plat:

Beginning at the Southeast corner of that parcel conveyed to Konrad L. and Ora J. Hauser, et. ux., by Warranty Deed recorded in Book 53 at Page 385, dated December 7, 1964, Skamania County Records; thence North 23° 59' East along the Easterly line of said Hauser tract a distance of 100 feet to the Northeasterly corner thereof; thence South 65° 07' 15" East along the South line of that parcel conveyed to William H. Rike by Warranty Deed recorded in Book 76 at page 679, dated June 12, 1979, Skamania County Records, a distance of 43.48 feet to the Southeast corner thereof; thence South 24° 20' West along a Westerly line of that parcel conveyed to George G. and Trudy F. Wilson et. ux., by Warranty Deed recorded in Book 67 at page 460, dated August 19, 1974, Skamania County Records, a distance of 19.12 feet to the Northwesterly corner of that parcel conveyed to George G. and Trudy F. Wilson et. ux., recorded in Book 67 at page 459, dated August 19, 1974, Skamania County Records; thence South 23° 29' West along the Westerly line of the last described Wilson parcel a distance of 80.20 feet to a point which is located South 66° 01' East (as indicated on said Hauser Warranty Deed's South line) from the point of beginning; thence North 66° 01' West a distance of 44.06 feet to the point of beginning.

TOGETHER WITH the tract of land described in Quit Claim Deed to Konrad L. & Ora J. Hauser, Husband & Wife, recorded January 29, 1987, in Deed Book 104 at Page 62, Skamania County Deed Records, Skamania County, described as follows:

The West One Third of the following described parcel being of even width and shown on the William H. Rike Short Plat:

Beginning at the Southeast corner of that parcel conveyed to Konrad L. and Ora J. Hauser, et. ux., by Warranty Deed recorded in Book 53 at Page 385, dated December 7, 1964, Skamania County Records; thence North 23° 59' East along the Easterly line of said Hauser tract a distance of 100 feet to the Northeasterly corner thereof; thence South 65° 07' 15" East along the South line of that parcel conveyed to William H. Rike by Warranty Deed recorded in Book 76 at page 679, dated June 12, 1979, Skamania County Records, a distance of 43.48 feet to the Southeast corner thereof; thence South 24° 20' West along a Westerly line of that parcel conveyed to George G. and Trudy F. Wilson et. ux., by Warranty Deed recorded in Book 67 at page 460, dated August 19, 1974, Skamania County Records, a distance of 19.12 feet to the Northwesterly corner of that parcel conveyed to George G. and Trudy F. Wilson et. ux., recorded in Book 67 at page 459, dated August 19, 1974, Skamania County Records; thence South 23° 29' West along the Westerly line of the last described Wilson parcel a distance of 80.20 feet to a point which is located South 66° 01' East (as indicated on said Hauser Warranty Deed's South line) from the point of beginning; thence North 66° 01' West a distance of 44.06 feet to the point of beginning.

ALSO TOGETHER WITH a tract of land in the Southeast Quarter of Section 27, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at a 5/8" x 30" Iron Rod with Plastic Cap stamped PLS 18731 set in the position of the original 1/2" Iron Pipe at the Southeast corner of said Lot 3 of Skamania County Short Plat recorded February 19, 1987, in Book 3 of Short Plats at Page 115; thence North 64° 24' 48" West along the South line of that parcel conveyed to William H. Rike by Statutory Warranty Deed recorded June 12, 1979, in Deed Book 76 at Page 679, Skamania County Deed Records, Skamania County Washington, a distance of 46.61 feet to the Southeast corner of the EXCEPTED tract from said Rike Statutory Warranty Deed; thence North 25° 36' 41" East along the East line of said EXCEPTED tract from said Rike Statutory Warrant Deed, a distance of 10.00 feet to the Northeast corner thereof; thence North 64° 23' 19" West along the North line of said EXCEPTED tract from said Rike Statutory Warranty Deed, a distance of 75.00 feet to the Northwest corner thereof; thence North 25° 36' 41" East along the East line of Lot 2 of said Skamania County Short Plat recorded February 19, 1987, in Book 3 of Short Plats at Page 115, a distance of 6.86 feet; thence South 64° 23' 19" East, a distance of 116.47 feet to the East line of said Lot 3 of Skamania County Short Plat recorded February 19, 1987, in Book 3 of Short Plats at Page 115; thence South 08° 39' 30" West along the said East line of said Lot 3 of Skamania County Short Plat recorded February 19, 1987, in Book 3 of Short Plats at Page 115, a distance of 17.60 feet to the point of beginning.

Skamania County Assessor

Date 2-29-24 Parcel# 03082740170000

Ym