

Skamania County, WA
Total: \$307.50
DEED
Pgs=5

2024-000296

03/14/2024 02:44 PM

Request of: CLARK COUNTY TITLE



AFTER RECORDING, RETURN TO:

Columbia Land Trust
Attn: Pamela Swearingen
850 Officers' Row
Vancouver, WA 98661

CL25598

PROPERTY ENTERING TAX EXEMPT STATUS

Document Title(s) (or transactions contained therein):

General Warranty Deed

Grantor(s) (Last name first, then first name and initials):

LeeAnn Twain and Daniel J. Twain

Grantees(s) (Last name first, then first name and initials):

Columbia Land Trust

Legal description (Abbreviated; i.e. lot, block, plat or section, township, range, qtr./qtr.):

Portion of Sec. 10, T. 1 N., R. 5 E., W.M.

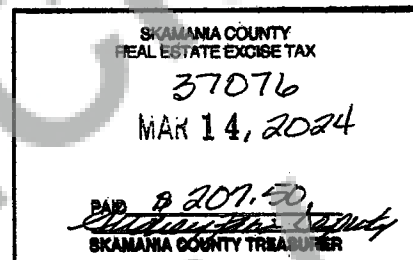
Complete description is on page 1 of the recording document

Reference Number(s) of Documents assigned or released:

N/A

Assessor's Property Tax Parcel/Account Number:

Parcel Nos.: ^{6.5} portion of: 01051000040000



GENERAL WARRANTY DEED

LEANN TWAIN AND DANIEL J. TWAIN, a married couple, Grantor, for and in consideration of Fifteen Thousand Dollars and NO/100 (\$15,000.00) in hand paid by **COLUMBIA LAND TRUST**, a Washington non-profit corporation, Grantee, does hereby convey and warrant unto the Grantee, and its assigns, all of the following described real property in the County of Skamania, State of Washington, free of encumbrances except as specifically set forth herein:

Willamette Meridian, Washington

That portion of the northeast quarter (NE1/4) of the northwest quarter (NW1/4) of Section 10, Township 1 North, Range 5 East of the Willamette Meridian in Skamania County, Washington lying to the west of the county road known as Salmon Falls Road, formerly known as Cape Horn Cut-Off, and also lying southerly and westerly of the following described line:

COMMENCING at the northwest corner of said Section 10;

THENCE N89°30'27"E along the north line of said Section 10 a distance of 1400.99 feet to the 5/8" iron rebar with orange plastic cap stamped "Whitten 12412," as set during the survey recorded in Book 3 of Surveys at Page 329 by C. Whitten on February 11, 2000, and the TRUE POINT OF BEGINNING;

THENCE S00°55'34"W 388.41 feet to the 5/8" iron rebar with orange plastic cap stamped "Whitten 12412," as set during said survey;

THENCE S16°00'00"E 288.00 feet to the 5/8" iron rebar with orange plastic cap stamped "Whitten 12412," as set during said survey;

THENCE S60°00'00"E 100.00 feet to the 5/8" iron rebar with orange plastic cap stamped "Whitten 12412," as set during said survey;

THENCE S89°00'00"E 230.00 feet to the 5/8" iron rebar with orange plastic cap stamped "Whitten 12412," as set during said survey;

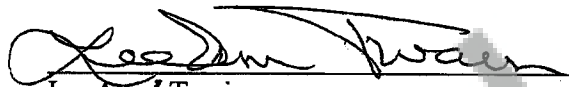
THENCE N76°30'00"E 265.00 feet, more or less, to the county road known as Salmon Falls Road and formerly known as Cape Horn Cut-Off, and there TERMINATING.

This description contains 13.02 acres.

Skamania County Assessor

Date 3/14/24 Parcel# 1-5-10-400

Dated this 25 day of January, 2024.

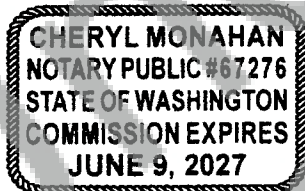

LeeAnn Twain

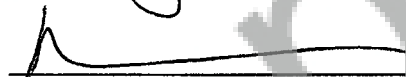
ACKNOWLEDGMENT

STATE OF Washington ss.
County of Okanagan

I certify that I know or have satisfactory evidence that LeeAnn Twain is the person who appeared before me, and that said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25th day of January, 2024.




(Print Name)
Cheryl Monahan
Notary Public in and for the State of Washington
Residing at Wentworth
My Appointment Expires: 06/09/27

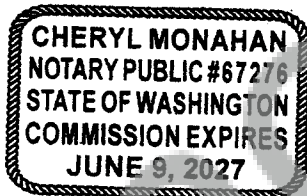

Daniel J. Twain

ACKNOWLEDGMENT

STATE OF Washington
County of Clallam) ss.

I certify that I know or have satisfactory evidence that Daniel J. Twain is the person who appeared before me, and that said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25th day of January, 2021.




(Print Name)

Cheryl Monahan
Notary Public in and for the State of Washington
Residing at Victoria, BC
My Appointment Expires: 6/9/27

SUBJECT TO:

1. Skamania County Community Development Department Administrative Decision and the terms and conditions thereof, recorded March 03, 2022, under Auditor's File No. 2022000431
2. Exceptions and reservations contained in deed from the State of Washington, recorded in Book R, page 335
3. Easement and the terms and conditions thereof, granted to the United States (Bonneville Power Administration) for electric transmission lines, recorded October 6, 1941, as Auditor's File No. 30924
4. Skamania County Community Development Department and the terms and conditions thereof, recorded June 13, 2012, under Auditor's File No. 2012180858
5. Skamania County Community Development Department Administrative decision and the terms and conditions thereof, recorded July 26, 2016, under Auditor's File No. 2016001486
6. Declaration and the terms and conditions thereof, recorded August 29, 2016, under Auditor's File No.: 2016001762