



00018077202400003190030030

When recorded return to:

David Beers and Sarah Beers
1609 NE 219th Street
Ridgefield, WA 98642

Skamania County
Real Estate Excise Tax

37085

MAR 18 2024

PAID exempt
Skamania County Treasurer
M. Monaghan Deputy

QUIT CLAIM DEED

CL25639

THE GRANTOR(S)

The Wild Wild West Ranch LLC, a Washington Limited Liability Company

for and in consideration of

WAC# 458-61A-211 (2-b) transfer out of LLC

in hand paid, conveys, and quitclaims to

David Beers and Sarah Beers, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington together with all after acquired title of the grantor(s) herein:

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **PORTION OF SECTION 24 T7N R5EWM**

Tax Parcel Numbers(s): **07-05-24-0-0-0500-00** DN

Dated: 3/8/24

The Wild Wild West Ranch, LLC

By: David Beers

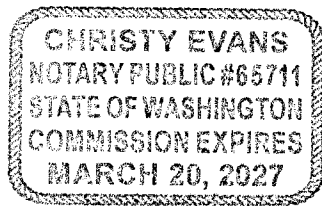
By: Sarah Beers


STATE OF WASHINGTON

} ss.

COUNTY OF CLARK

This record was acknowledged before me on 3/8/21 by **David Beers and Sarah Beers** as **Members** of The Wild Wild West LLC.




Notary Public
My commission expires: 3-20-2027

Unofficial Copy

EXHIBIT "A"

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 7 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24 THAT IS NORTH 00°23'02" EAST, 1094.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24; THENCE SOUTH 89°56'27" EAST, 59.64 FEET TO THE CENTERLINE OF A 60 FOOT PRIVATE ROAD EASEMENT; THENCE FOLLOWING SAID EASEMENT CENTERLINE ALONG THE ARC OF A 105 FOOT RADIUS CURVE TO THE RIGHT (THE RADIAL BEARING OF WHICH IS NORTH 73°56'57" EAST), THROUGH A CENTRAL ANGLE OF 64°03'03", FOR AN ARC DISTANCE OF 117.38 FEET; THENCE NORTH 48°00'00" EAST, 155.00 FEET; THENCE ALONG THE ARC OF AN 840 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°00'00", FOR AN ARC DISTANCE OF 117.29 FEET TO THE INTERSECTION WITH THE CENTERLINE OF ANOTHER 60 FOOT PRIVATE ROAD EASEMENT; THENCE FOLLOWING SAID LATTER EASEMENT CENTERLINE, SOUTH 84°00'00" EAST, 170.00 FEET; THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°00'00", FOR AN ARC DISTANCE OF 111.70 FEET; THENCE NORTH 80°00'00" EAST, 96.78 FEET; THENCE LEAVING SAID EASEMENT CENTERLINE, SOUTH 00°23'14" WEST, 74.19 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24; THENCE CONTINUING SOUTH 00°23'14" WEST, 1316.97 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24; THENCE SOUTH 89°55'55" WEST, 660.46 FEET TO THE SOUTH QUARTER CORNER OF SECTION 24; THENCE NORTH 00°23'02" EAST, 1094.00 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 3/18/24 Parcel # 7-5-24-500
(DW)