



00018092202400003330050056

Skamania County
Real Estate Excise Tax

37088

MAR 19 2024

Thomas & Janet Smith
2580 SW Capital St.
Oak Harbor, WA 98272

PAID exempt
Max Christian Brady
Skamania County Treasurer

Space Above for Recording Information Only

Quit Claim Deed

Additional legal(s) on page (4)
Assessor's Tax Parcel Number(s):
03082740070000
03082740120000 *gm*

THE GRANTOR, Thomas & Janet Smith, Husband and Wife, being the owners of that certain tract of land conveyed in Statutory Warranty Deed, recorded on March 14, 2005, in Auditor's File No. 2005156563, Skamania County records, more particularly described as follows:

Abb Legal: Ptn. Sec 27, T3N, R8E W.M.

See attached Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Covenants, conditions, restriction, easement, and encumbrances of record as of the date hereof

THE GRANTEE, David Philip Hrigora, Successor Trustee of the Rose Marie Hrigora Living Trust, being the owner of that certain tract of land conveyed in Book 172, Page 167, Skamania County records, more particularly described as follows:

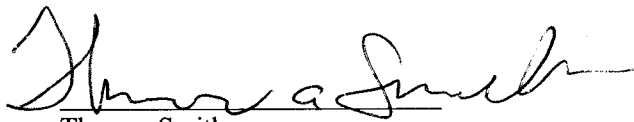
Abb Legal: Ptn. Sec 27, T3N, R8E W.M.

See attached Exhibit "B" attached hereto and made a part hereof.

SUBJECT TO: Covenants, conditions, restriction, easement, and encumbrances of record as of the date hereof

WHEREAS Grantor and Grantee have agreed to correct a deed overlap, in which both Grantor and Grantee deed descriptions, describe a portion of the same property. Grantor hereby conveys unto Grantee, the following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein. That portion of Grantors property described in Exhibit "A" lying South of the South right-of-way of Wedrick Road.

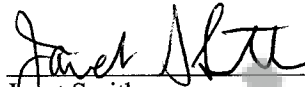
IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.



Thomas Smith

3/13/24

Date:



Janet Smith

3/13/24

Date:

STATE OF WASHINGTON

)

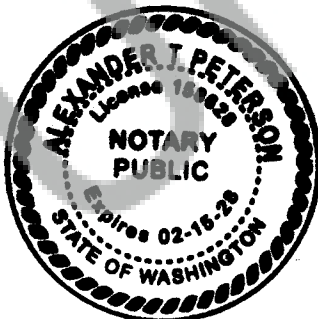
) ss.

COUNTY OF SKAMANIA

)

ISLAND

I certify that I know or have satisfactory evidence that Thomas & Janet Smith, are the person(s) who appeared before me, and said persons acknowledged and signed this instrument, and acknowledge it to be of their free and voluntary act for the uses and purposes mentioned in this document.





NOTARY PUBLIC signature

The State of WASHINGTON

Residing in County of ISLAND, WA

My Commission Expires: FEB. 15, 2028

EXHIBIT 'A'

PARCEL I

A tract of land in the Jos. Robbins D.L.C. in Section 27, Township 3 North, Range 8 East, in the Willamette Meridian, described as follows:

Beginning at a point marked by an iron pipe 660 feet East and 682 feet North of the intersection of the South line of the said Section 27 with the West line of the said Jos. Robbins D.L.C.; thence East 169.4 feet; thence North $03^{\circ}23'$ East 85.5 feet; thence West 61.4 feet to the center of a certain unnamed creek; thence in a Northwesterly direction along the center of said creek to a point 60 feet North, and perpendicular to the Westerly extension of the last described course; thence West 93 feet, more or less, to the Easterly line of the county road known as the Berge Road; thence Southwesterly along the Easterly line of said road to a point due West of the point of beginning; thence East to the point of beginning.

EXCEPT that portion Conveyed to Skamania County by Deed recorded in Book 79, Page 145 and in Book 80, Page 453.

PARCEL II

Beginning at the intersection of the West line of the Jos. Robbins D.L.C. with the South line of Section 27, Township 3 North, Range 8 East, in the Willamette Meridian, thence North along the West boundary of the said Jos. Robbins D.L.C. 20 chains, thence East and parallel to the South line of the said Section 27 a distance of 10 chains, thence South and parallel to the West line of the said Jos. Robbins D.L.C. a distance of 474 feet to the initial point of the tract of land hereby described; thence South 264 feet; thence West 186 feet, more or less, to intersection with the Southeasterly line of the county road known and designated as the Berge Road; thence Northeasterly along the said Berge Road to the point of beginning.

EXCEPT that portion Conveyed to Skamania County by Deed recorded in Book 79, Page 145 and in Book 80, Page 453.

Exhibit 'B'

BEGINNING at an iron stake on the Northerly line of State Highway No. 8 as the same existed on October 1, 1943, at a point 10 chains East of the West line of the Robbins D. L. C. in Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North 347 feet; thence North 72°15' West 178.2 feet to the Easterly line of the right of way of the Home Valley Road at an iron stake; thence South 75°14' West along the Easterly line of the said right of way of said Home Valley Road a distance of 274.6 feet to an iron stake; thence South 09° West 128.8 feet to the Northerly line of said Highway No. 8 as aforesaid at an iron stake; thence South 66°31' East along the Northerly line of said State Highway No. 8 a distance of 491 feet to the Place of Beginning.

EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed dated February 8, 1955, records at page 257 of Book 39 of Deeds, records of Skamania County, Washington.

And that portion beginning at an iron stake on the Northerly line of State Highway No. 8 as the same existed on October 1, 1943, at a point 10 chains East of the West line of the Robbins D. L. C. in Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North 332.3 feet to the initial point of the tract hereby described said point being the Southeast corner of the second parcel of a tract of land conveyed to the grantors by deed dated April 3, 1961, and recorded at page 245 of Book 54 of Deeds, records of Skamania County, Washington; thence West 388.58 feet, more or less, to intersection with the Easterly right of way line of the Berge Road; thence in a Northeasterly direction along said right of way line 315 feet, more or less, to the Southerly right of way line of the Wedrick Road; thence Southeasterly along the Southerly right of way line of the Wedrick Road 90 feet, more or less, to a point North of the initial point; thence South 90 feet, more or less, to the initial point.

**New Legal Description
for
Janet & Thomas Smith
Parcel 03082740070000**

A tract of land located in the Jos. Robbins Donation Land Claim No. 38, lying within Southwest quarter of Section 27, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:

Beginning at a point marked by an iron pipe 660 feet East and 682 feet North of the intersection of the South line of the said Section 27 with the West line of the said Jos. Robbins D.L.C.; thence East 169.4 feet; thence North 03°23' East 85.5 feet; thence West 61.4 feet to the center of a certain unnamed creek; thence in a Northwesterly direction along the center of said creek to a point 60 feet North, and perpendicular to the Westerly extension of the last described course; thence West 93 feet, more or less, to the Easterly right-of-way of the county road known as Berge Road; thence Southwesterly along the Easterly right-of-way of said road to the Southerly right-of-way of Wedrick Road; thence in a Southeasterly direction along the Southerly right-of-way of Wedrick Road 75 feet more or less to a 5/8" rebar with plastic cap, marking the Northwest corner of Lot 3 of the Shirley Stevens Short Plat, which point is South 13.71 feet from the Point of Beginning; thence North 13.71 feet back to the **Point of Beginning.**

Except that portion conveyed to Skamania County by deed recorded in book 79, page 145 and in book 80, page 453.

Skamania County Assessor *am*

Date 8/19/24 Parcel# 03082740070000
03082740120000