

Skamania County, WA
Total: \$309.50
DEED
Pgs=7

2024-000433

04/11/2024 02:12 PM

Request of: COLUMBIA GORGE TITLE



WHEN RECORDED RETURN TO:

Jeffrey D. Feldstein
3642 Canyon Creek Road
Washougal, WA 98671

DOCUMENT TITLE(S):

Quit Claim Deed Rerecord- this document is being rerecorded to correct the parcel number and legal description

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

2023000987

GRANTOR :

Jeffrey D. Feldstein, an unmarried person and Stephanie Feldstein, an unmarried person

GRANTEE:

Jeffrey D. Feldstein, Trustee of the Feldstein Family Trust dated 04/30/2014, as amended

ABBREVIATED LEGAL DESCRIPTION:

Ptn. Sec 5, T1N, R5E W.M.

Skamania County
Real Estate Excise Tax

37123

APR 11 2024

TAX PARCEL NUMBER(S):

01050500020200

Im 4/11/24

PAID

exempt

Skamania County Treasurer
M. Monaghan Deputy

00016362202300008876040840

PAID exempt
Skamania County Treasurer
McDonagh Repairs

Skamania County
Real Estate Excise Tax
36738
JUL 19 2023

PAID EXEMPT
Skamania County Treasurer
[Signature]

THIS DEED, executed this 1st day of July, 2023, THE GRANTOR(S)

JEFFREY D. FELDSTEIN, AN UNMARRIED PERSON AND STEPHANIE FELDSTEIN, AN UNMARRIED PERSON, for and in consideration of \$0.00 in hand paid, conveys, and quit claims to JEFFREY D. FELDSTEIN, TRUSTEE OF THE FELDSTEIN FAMILY TRUST DATED 04/30/2014, AS AMENDED the following real estate, situated in the County of SKAMANIA, State of Washington: Parcel #: ~~01-05-05-0-0-0205-00~~
Full: See Attached Exhibit 'A' Abb. Legal: ~~21-05-05-0-0-0205-00~~ N 1/4 Sec 5 T1N, R5E
A portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 1 inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records; thence South 89° 14' 29" East, along the South line of the Northwest Quarter of Section 5, for a distance of 1971.28 feet to a ½ inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y' of Deeds at Page 562, Skamania County Auditor's Records; thence North 01° 15' 37" East, along the West line of the "Skamania County Tract", for a distance of 260.00 feet to the true point of beginning; thence continuing North 01° 15' 37" East, 573.10 feet to the centerline of Canyon Creek County Road; thence South 84° 29' 35" East, along the centerline of Canyon Creek County Road, 30.55 feet; thence along the arc of a 409.30 foot radius curve to the right, through a central angle of 22° 24' 00", for an arc distance of 160.02 feet; thence South 62° 05' 35" East, 213.57 feet; thence along the arc of a 573.00 foot radius curve to the left, through a central angle of 13° 45' 00", for an arc distance of 137.51 feet; thence South 75° 50' 35" East, 160.31 feet to the East line of the Northwest Quarter of Section 5; thence North 01° 15' 37" East, 217.61 feet to a ½ inch iron rod (Survey 3-173) at the Northeast corner of the South half of the Northwest Quarter of Section 5; thence North 89° 14' 15" West, along the North line of the South half of the Northwest Quarter of Section 5, for a distance of 1330.93 feet to a ½ inch iron rod (Survey 3-173) at the Northeast corner of the tract described in Book 57 of Deeds at Page 360; thence South 01° 39' 15" West, 758.50 feet; thence South 89° 14' 29" East, 460.00 feet; thence South 34° 19' 14" East, 371.46 feet to the true point of beginning.

EXCEPT County Roads.

4/11/24 10:00 AM

Unofficial
Copy

State of Washington
County of Skamania

I, Robert J. Waymire, Skamania County Auditor, do hereby
certify that the foregoing instrument is a true and correct
copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal
this 11th of April 2024.

Robert J. Waymire, County Auditor

By


Glenda Tores - Deputy

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.


Tax Parcel Number: 01-05-05-0-0-0202-00

Property Address: 3642 CANYON CREEK ROAD, WASHOUGAL, WA 98671

Abbreviated Legal Description

This instrument was prepared without the benefit of a title examination.

Dated: 7/11/23


JEFFREY D. FELDSTEIN


STEPHANIE FELDSTEIN

STATE OF WASHINGTON ~~OREGON~~)
COUNTY OF COOS)


SS.

I certify that I know or have satisfactory evidence that ~~JEFFREY D. FELDSTEIN~~ ^{cl} ~~AND STEPHANIE FELDSTEIN~~ is/are the person(s) who appeared before me and said person(s) acknowledged that she/he/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Jul 11 2023

(Seal)




Notary name printed or typed: Cathy Lynn Lawrence
Notary Public in and for the State of Oregon
Residing at 16518th Ave Coos Bay OR
My Appointment Expires: Jul 18 2025

This Instrument Prepared By:
BRENT DILLE, ESQ.
c/o BC LAW FIRM, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

State of WASHINGTON

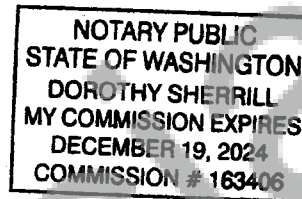
County of CLARK

This record was acknowledged before me on 7-13-2023 (date)

by Stephanie Feldstein

(name(s) of individual(s)).


Notary Public / Dorothy Sherrill



My commission expires: 12-19-2024

(Seal or stamp)

Description of Attached Document

Quitclaim Deed
Title or Type of Document

2
Number of Pages

EXHIBIT "A"

That portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a 1 inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records;

Thence South $87^{\circ} 05' 49''$ East, along the South line of the Northwest Quarter of Section 5, a distance of 1971.28 feet to a $\frac{1}{2}$ inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y' of Deeds at Page 562, Skamania County Auditor's Records;

Thence North $03^{\circ} 24' 17''$ East, along the West line of the "Skamania County Tract", for a distance of 260.00 feet to the True Point of Beginning;

Thence continuing North $03^{\circ} 24' 17''$ East, along said West line 573.09 feet to the centerline of Canyon Creek County Road;

Thence North $82^{\circ} 20' 55''$ West, along said centerline, 266.00 feet;

Thence North $07^{\circ} 39' 05''$ East, 250.95 feet;

Thence North $51^{\circ} 07' 49''$ East, 326.00 feet to the North line of the South half of the Northwest Quarter of Section 5;

Thence North $87^{\circ} 05' 35''$ West, 665.47 feet to the Northwest corner of Parcel 3 as conveyed to Richard R. Askay, et ux, by that deed recorded in Book 215, at Page 810, Skamania County Auditor's records;

Thence South $03^{\circ} 47' 55''$ West, along the West line of said Parcel 3, a distance of 758.50 feet to the Southwest corner thereof;

Thence South $87^{\circ} 05' 49''$ East, along the South line of said Parcel 3, a distance of 460.00 feet;

Thence South $32^{\circ} 10' 34''$ East, along the South line of said Parcel 3, a distance of 371.46 feet to the True Point of Beginning.

Skamania County Assessor

Date 7/19/23 Parcel# 01050500020500

YMN

EXHIBIT "A"

That portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a 1 inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records;

Thence South 87° 05' 49" East, along the South line of the Northwest Quarter of Section 5, for a distance of 1971.28 feet to a ½ inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y' of Deeds at Page 562, Skamania County Auditor's Records;

Thence North 03° 24' 17" East, along the West line of the "Skamania County Tract", a distance of 833.09 feet to the centerline of Canyon Creek County Road and to the True Point of Beginning;

Thence North 82° 20' 55" West, along said centerline, 266.00 feet;

Thence North 07° 39' 05" East, 250.95 feet;

Thence North 51° 07' 49" East, 326.00 feet to the North line of the South half of the Northwest Quarter of Section 5;

Thence South 87° 05' 35" East, along said North line, 665.47 feet to the Northeast corner of the South half of the Northwest Quarter of Section 5;

Thence South 03° 24' 17" West, along the East line of said South half, 717.61 feet to said centerline;

Thence North 73° 41' 55" West, along said centerline, 160.31 feet to a 573.00 foot radius curve to the right;

Thence along said centerline and along said 573.00 foot radius curve to the right, through a central angle of 13° 45' 00", an arc distance of 137.51 feet;

Thence North 59° 56' 55" West, along said centerline, 213.57 feet to a 409.30 foot radius curve to the left;

Thence along said centerline and along said 409.30 foot radius curve to the left, through a central angle of 22° 24' 00", an arc distance of 160.02 feet;

Thence North 82° 20' 55" West, along said centerline, 30.55 feet to the True Point of Beginning

Skamania County Assessor

Date: 4-1-24 Parcel# 01050500020200

AM