

Skamania County, WA

Total: \$305.50

DEED

Pgs=3

2024-000539

05/06/2024 04:55 PM

Request of: KURTZ, ANDERSON AND ASSOCIATES



00018383202400005390030032

RECORDING REQUESTED BY

KURTZ, ANDERSON AND ASSOCIATES

WHEN RECORDED MAIL TO:

KURTZ, ANDERSON AND ASSOCIATES
25909 PALA, SUITE 230
MISSION VIEJO, CA 92691

Skamania County

Real Estate Excise Tax

37154

MAY 06 2024

PAID

exempt

Skamania County Treasurer

M. McLaughlin Deputy

STATUTORY WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ZACHERY SCOTT-HILLEL AND LIOR SCOTT-HILLEL, A MARRIED COUPLE, WHO TOOK TITLE AS ZACHERY SCOTT, AN UNMARRIED MAN, AND LIOR HILLEL, AN UNMARRIED MAN

hereby convey and warrant to

LIOR SCOTT-HILLEL AND ZACHERY SCOTT-HILLEL, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SCOTT-HILLEL LIVING TRUST, DATED FEBRUARY 5, 2024, AND ANY AMENDMENTS THERETO

the real property in the County of **SKAMANIA**, State of **WASHINGTON**, described as follows:

See EXHIBIT A attached hereto and incorporated by reference.

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

SEC 20, T2N, R5EWM

Tax Parcel Number(s): 02052000020300, 02052000020305 *gm*


Common Address: 1402 Mathews Road, Washougal, WA 98671

THIS CONVEYANCE TRANSFERS GRANTORS' INTEREST INTO THEIR REVOCABLE, LIVING TRUST

SUBJECT TO current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

DATED: February 5, 2024


ZACHERY SCOTT-HILLEL, formerly
known as ZACHERY SCOTT


LIOR SCOTT-HILLEL, formerly
known as LIOR HILLEL

MAIL TAX STATEMENTS TO: LIOR SCOTT-HILLEL AND ZACHERY SCOTT-HILLEL, CO-TRUSTEES
1210 FERNSIDE DRIVE, LA CAÑADA FLINTRIDGE, CA 91011

ACKNOWLEDGMENT

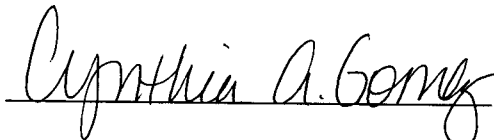
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Orange)

On February 5, 2024, before me, CYNTHIA A. GOMEZ, Notary Public, personally appeared LIOR SCOTT-HILLEL and ZACHERY SCOTT-HILLEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 (Seal)

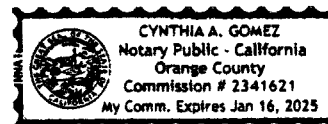


EXHIBIT "A"

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 88°34'41" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 670.95 FEET; THENCE NORTH 01°25'19" EAST, NORMAL TO SAID SOUTH LINE 143.51 FEET; THENCE NORTH 38°32'47" WEST 888.18 FEET TO THE CENTER LINE OF A 60.00 FOOT PRIVATE ROAD EASEMENT; THENCE NORTH 57°52'50" EAST ALONG SAID CENTER LINE 54.72 FEET TO A 200.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID 200.00 FOOT RADIUS CURVE TO THE LEFT 61.83 FEET; THENCE NORTH 40°10'00" EAST ALONG SAID CENTER LINE 194.74 FEET TO A POINT THAT IS SOUTH 88°34'41" EAST 313.30 FEET AND NORTH 01°25'19" EAST 1047.85 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AS MEASURED ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER AND NORMAL TO IT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 40°10'00" EAST 156.52 FEET TO A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID 100.00 FOOT RADIUS CURVE TO THE LEFT 74.54 FEET TO A POINT THAT IS SOUTH 88°34'41" EAST 433.11 FEET AND NORTH 01°25'19" EAST 1239.43 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AS MEASURED ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND NORMAL TO IT; THENCE NORTH 45°03'32" EAST 74.52 FEET; THENCE NORTH 77°40'00" EAST 537 FEET, MORE OR LESS TO THE CENTER OF THE WEST FORK OF THE WASHOUGAL RIVER; THENCE SOUTHERLY ALONG THE CENTER OF SAID RIVER 1130 FEET, MORE OR LESS TO A POINT THAT BEARS SOUTH 48°27'43" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 48°27'43" WEST 1155 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 5/16/24 Parcel# 02052000020300
02052000020305