

Request of: CLARK COUNTY TITLE



When recorded return to:

**Troy A. Brines  
Danielle M. Brines  
216 Kettle Valley Way  
Monument, CO 80132**

### STATUTORY WARRANTY DEED

CL26106

The Grantor, **David R. Kuhn and Tamara M. Kuhn, husband and wife**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Troy A. Brines and Danielle M. Brines, husband and wife**

the following described real estate, situated in the County of Skamania, State of Washington:

**SEE ATTACHED EXHIBIT "A"**

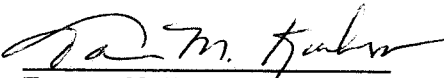
Abbreviated Legal: **PORTION OF SECTION 33 T2N R6EWM**

Tax Parcel Numbers(s): **02-06-33-0-0-1802-00 , 02-06-33-0-0-1802-06** 


**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: 5/28/24

  
\_\_\_\_\_  
**David R. Kuhn**

  
\_\_\_\_\_  
**Tamara M. Kuhn**

Skamania County  
Real Estate Excise Tax  
**37194**  
**MAY 30 2024**

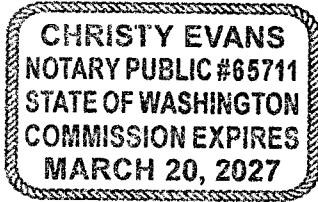
PAID \$ 3496.09  
\_\_\_\_\_  
Skamania County Treasurer  



STATE OF WASHINGTON

} ss.

COUNTY OF CLARK

This record was acknowledged before me on 5/28/24 by **David R. Kuhn and Tamara M. Kuhn.**



  
\_\_\_\_\_  
Notary Public  
My commission expires: 3-20-2027

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EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND IN A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 33;

THENCE NORTH  $01^{\circ}43'15''$  EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 155.35 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 14;

THENCE SOUTH  $77^{\circ}18'52''$  WEST, ALONG SAID NORTH RIGHT-OF-WAY, FOR A DISTANCE OF 1024.12 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH  $21^{\circ}01'58''$  EAST, FOR A DISTANCE OF 1484.43 TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH  $89^{\circ}15'16''$  WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 835.69 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH  $01^{\circ}06'57''$  WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 1307.86 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE NORTH  $89^{\circ}10'12''$  WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 33, FOR A DISTANCE OF 947.91 FEET;

THENCE LEAVING SAID SOUTH LINE, SOUTH  $00^{\circ}30'32''$  WEST, FOR A DISTANCE OF 243.61 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 14;

THENCE NORTH  $85^{\circ}53'52''$  EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 854.92 FEET TO THE BEGINNING OF A 1382.40 RADIUS TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1382.40 FOOT RADIUS TANGENT CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 155.71 FEET, THROUGH A CENTRAL ANGLE OF  $06^{\circ}27'14''$ , THE CHORD OF WHICH BEARS NORTH  $82^{\circ}40'15''$  EAST FOR A CHORD DISTANCE OF 155.63 FEET;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH  $01^{\circ}06'57''$  EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, FOR A DISTANCE OF 497.15 FEET;

THENCE SOUTH  $89^{\circ}10'12''$  EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 200.00 FEET;

THENCE SOUTH 01°06'57" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 450.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 77°18'52" EAST, ALONG SAID NORTH RIGHT-OF-WAY, FOR A DISTANCE OF 72.07 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 5/30/24 Parcel# 2-6-33-1802  
AW 2-6-33-1802-06

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