

Skamania County, WA

Total:\$304.50

DEED

Pgs=2

Request of: TIMMONS LAW PC

2024-000727

06/13/2024 02:05 PM



00018659202400007270020023

Return Address:

Timmons Law PC
PO Box 2350
The Dalles, OR 97058

Document Title(s)

1. Bargain and Sale Deed

Grantor(s)

1. Karen Rutledge

Grantee(s)

1. Patrick Rice and Karen Rutledge, husband and wife

Legal Description

Legal description is part of document

Assessor's Property Tax Parcel or Account Number at the time of recording:

03-07-36-4-4-1100-00

Skamania County

Real Estate Excise Tax

37216

JUN 13 2024

PAID

exempt

Skamania County Treasurer

M. M. [Signature]

BARGAIN AND SALE DEED

The grantor Karen Rutledge ("Grantor") residing at 189 NW Del Ray Avenue, Stevenson, Washington 98648, for good and valuable consideration, receipt of which is hereby acknowledged, bargains, sells and conveys to Patrick Rice and Karen Rutledge, husband and wife ("Grantees") the following described real estate situated in the County of Skamania, state of Washington.

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Northeast Corner of Tract A, Block 2, First Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 93, Skamania County Plat Records; thence along the Easterly line of said Tract A, S25°56'04"E, 99.99 feet to the Northerly Right of Way line of Del Ray Avenue, a 40.00 foot wide public street; thence along said line, S64°03'55"W, 69.93 feet; thence leaving said line, N25°54'20"W, 100.06 feet to the North line of Lot 1 of said Block 2, First Addition to Meldan Acre Tracts; thence along said line, N64°07'35"E, 69.88 feet to the Point of Beginning.

Grantor conveys the property to Grantees subject to all matters of record and those not of record.

Dated: June 13, 2024.

Grantor:

Karen Rutledge
Karen Rutledge

STATE OF Washington)
County of Skamania)

Skamania County Assessor SN

Date 6/13/24 Parcel # 03073644110000

I certify that I know or have satisfactory evidence that Karen Rutledge is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary for the uses and purposes mentioned in the instrument.

Dated June 13, 2024.

Leslie L Moore
Notary Public for Washington
My Commission Expires: 2/24/2028

