



00018668202400007360030032

When recorded return to:

Donald E. Husby
8679 NE Rockspring ST
Hillsboro, OR 97006

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-128

THE GRANTOR(S)

Patrick Rice and Karen Rutledge, husband and wife,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
THE GRANTEE(S)
Donald E. Husby, an unmarried man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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

Lots 1-4 & Lot 5 Blk 2 MELDAN ACRE TRACTS 2ND ADD Bk A/Pg 96

SUBJECT TO SPECIAL EXCEPTIONS 9, 10, 11, 12, 13, 14 & 18 OF THE PRELIMINARY TITLE REPORT
DATED JUNE 3, 2024, FILE NUMBER S-24-128, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-4-4-1000-00 & Ptn 03-07-36-4-4-1001-00

Dated: 6/13/24

Patrick Rice
Patrick Rice

Karen Rutledge
Karen Rutledge

Skamania County

Real Estate Excise Tax

37217

JUN 17 2024

PAID \$12,524.00

Skamania County Treasurer
M. Monaghan Deputy

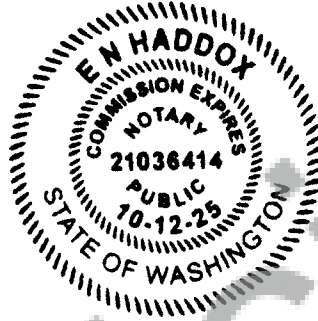
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 13th day of June, 2024 by Patrick Rice and Karen Rutledge.

E. Haddox
Signature

notary
Title

My commission expires: 10/12/25



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 189 Del Ray Avenue, Stevenson, WA 98648
Tax Parcel Number(s): 03-07-36-4-4-1000-00 & 03-07-36-4-4-1001-00

Property Description:

PARCEL I: 03-07-36-4-4-1000-00

Lots 2, 3 and 4, Block 2, MELDAN ACRE TRACTS SECOND ADDITION, according to the Plat thereof, recorded in Book 'A', Page 96 of Plats, records of Skamania County, Washington.

TOGETHER THEREWITH a portion of the Shepard Donation Land Claim, situated in the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KV Dev. LS 38028" marking the Northwest Corner of Lot 1, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records, being also the Southeast Corner of the Broughton Tract of land as described in Deed, recorded in Book 59, Page 304, Skamania County Deed Records; thence along the East line of said Broughton Tract of Land, N25° 55' 31" West, 85.91 feet; thence leaving said line, N71° 52' 18" East, 37.42 feet; thence S80° 51' 21" East, 69.14 feet; thence S34° 41' 28" East, 41.58 feet to the Northwest Corner of Lot 5, Block 2, said Second Addition to Meldan Acre Tracts; thence along the North lines of Lots 4, 3 and 2 of said Block 2, S64° 04' 00" West, 75.00 feet to the Northeast Corner of Lot 1 thereof; thence along the East line of said Lot 1, S25° 54' 02" East, 100.00 feet to the Southeast Corner thereof; thence along the South line of said Lot 1, S64° 04' 00" West, 24.96 feet to the Southwest Corner thereof; thence along the West line of said Lot 1, N25° 55' 31" West, 100.00 feet to the Point of Beginning.

PARCEL II: Portion 03-07-36-4-4-1001-00

A portion of the Shepard Donation Land Claim, situated in the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "OR #932 & WA #22098" marking the Northwest Corner of Lot 5, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records; thence North 34° 41' 28" West, 41.58 feet; thence North 85° 11' 55" East, 114.00 feet to the Northeast Corner of Lot 8, Block 2, said Second Addition to Meldan Acre Tracts; thence along the North line of said Lot 8, and continuing along the North lines of Lots 7 and 6 of said Block 2, South 64° 04' 00" West 75.00 feet to the Northeast Corner of Lot 5 of said Block 2; thence along the East line of said Lot 5, South 25° 54' 02" East, 100.00 feet to the Southeast Corner thereof; thence along the South line of said Lot 5, South 64° 04' 00" West, 25.00 feet to the Southwest Corner thereof; thence along the West line of said Lot 5, North 25° 54' 02" West, 100.00 feet to the Point of Beginning.

Skamania County Assessor

Date 6/17/24 Parcel# 3-7-36-4-4-1000
DP thru 3-7-36-4-4-1001
of