

Skamania County, WA
Total: \$306.50
DEED
Pgs=4

2024-000830

07/01/2024 04:56 PM

Request of: CLARK COUNTY TITLE



00018791202400008300040048

When recorded return to:

Joshua Goodwin
Shawna Goodwin
1601 Mabey Mines Road
Washougal, WA 98671

Filed for record at the request of:



2621 NE 134th St., Suite 200
Vancouver, WA 98686

Escrow No.: 612894858

Skamania County
Real Estate Excise Tax

37239
JUL 01 2024

PAID \$7808.00
Skamania County Treasurer
Marion Wagner Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ellen Jean Cline, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Joshua Goodwin and Shawna Goodwin, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Ptn. Sec 35, T2N, R5E W.M.

Tax Parcel Number(s): 02-05-35-0-0-0505-00 *LM 7/1/24*

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Skamania County Assessor

Date *7/1/24* Parcel# *PTN* 02053500050500
LM 02053500050100
02053500050103
02053500050106

STATUTORY WARRANTY DEED

(continued)

Dated: June 28, 2024

Ellen Jean Cline
Ellen Jean Cline

State of Washington
County of Clark

This record was acknowledged before me on June 28, 2024 by Ellen Jean Cline.

Patricia Brandemuhl
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 4-9-2025



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02-05-35-0-0-0505-00

A parcel of land located in a portion of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 35, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Commencing at the Quarter Section corner between Sections 34 and 35, as shown in Book 3 of Surveys at Page 140, Skamania County Auditors Records, marked by a 3/4 inch iron pipe;

Thence North 00° 41' 25" East, along the West line of said Section 35, for a distance of 695.00 feet, to the Northwest corner of the Richards Tract according to the Deed in Auditor's File Number 2008169056;

Thence leaving said West line, South 89° 01' 23" East parallel with the South line of the Northwest Quarter of said Section 35, along the North line of said Richards Tract, for a distance of 254.00 feet to the True Point of Beginning;

Thence continuing along the North line, South 89° 01' 23" East, for a distance of 319.00 feet;

Thence leaving said North line, South 00° 58' 37" West, for a distance of 427.16 feet;

Thence South 16° 00' 00" East, for a distance of 172.87 feet, to the centerline of Mabee Mines Road, according to said Deed 2008169056;

Thence the following courses and distances along the centerline of said Mabee Mines Road;

Thence along the arc of a non-tangent 320.00 foot radius curve to the left, the long chord of which bears South 73° 32' 31" West, with a chord distance of 111.65 feet through a central angle of 20° 05' 35", for an arc distance of 112.22 feet;

Thence South 63° 34' 11" West, for a distance of 39.31 feet;

Thence along the arc of a tangent 700.00 foot radius curve to the right, the long chord of which bears South 70° 22' 14" West, with a chord distance of 165.79 feet through a central angle of 13° 36' 06", for an arc distance of 166.18 feet;

Thence South 77° 10' 50" West, for a distance of 75.05 feet;

Thence leaving said centerline, North 00° 58' 37" East, for a distance of 720.29 feet to the True Point of Beginning.

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS AND HIGHWAYS
3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: July 26, 1951
AUDITOR'S FILE NO.: BOOK 33 PAGE 587
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC
PURPOSE: RIGHT OF WAY
RECORDED: February 26, 1963
AUDITOR'S FILE NO.: BOOK 51 PAGE 133
AREA AFFECTED: SAID PREMISES
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT
PURPOSE: RIGHT OF WAY
RECORDED: November 23, 2015
AUDITOR'S FILE NO.: 2015002487
AREA AFFECTED: SAID PREMISES
6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: BOUNDARY LINE ADJUSTMENT
RECORDED: December 28, 2023
AUDITOR'S FILE NO.: 2023001916