

Skamania County, WA  
Total: \$305.50  
DEED  
Pgs=3

2024-000851

07/02/2024 03:50 PM

Request of: CASCADE TITLE COMPANY



00018817202400008510030037

When recorded return to:

Joseph Zeiger  
11412 Washougal River Rd  
Washougal, WA 98671

Skamania County  
Real Estate Excise Tax

37242  
JUL 02 2024

PAID 8,622.50  
Skamania County Treasurer  
*K.A. Deputy*

## STATUTORY WARRANTY DEED

CTV15981

The Grantor, Rob R.Pabst & Patty L. Pabst Trustees of the Pabst Living Trust, Dated July 20, 2022,

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to Joseph Zeiger, an unmarried man, and Lauren Geannopoulos, an unmarried woman, as joint tenants with the right of survivorship

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: SECTION 33T2NR5EWM

Tax Parcel Numbers(s): 02053300230000

*2m 7/2/24*

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

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of Survivorship and not as community property or as tenants in common

*Lauren Geannopoulos*  
*Joe Zeiger*

Dated: 6/27/2024

Rob R.Pabst & Patty L. Pabst Trustees of the Pabst Living Trust, Dated July 20, 2022

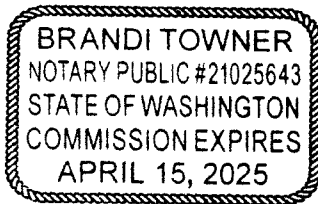
*Rob R Pabst*  
By Rob R. Pabst, Trustee

*Patty L Pabst*  
By Patty L. Pabst, Trustee

STATE OF Washington  
COUNTY OF Clark

} ss.

This record was acknowledged before me on 6/28/2024 by **Rob R.Pabst & Patty L. Pabst Trustees of the Pabst Living Trust, Dated July 20, 2022.**



Brandi Towner

Notary Public

My commission expires: 4-15-2025

Unofficial Copy

EXHIBIT "A"

A PARCEL OF PROPERTY LYING WITHIN SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLIAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF SAID SECTION 33 AS SHOWN IN A SURVEY BY OLSON ENGINEERING, INC. RECORDED IN BOOK 1 AT PAGE 234, RECORDS OF SKAMANIA COUNTY;

THENCE SOUTH 89°42'40" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 775 FEET;

THENCE NORTH 00°17'20" EAST, LEAVING SAID SOUTH LINE AT RIGHT ANGLES 172.88 FEET TO A POINT WHICH BEARS SOUTH 89°42'40" EAST, 21.81 FEET FROM A THREADED 1/2" IRON ROD;

THENCE NORTH 89°42'40" WEST, 1.52 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT OF WAY OF THE WASHOUGAL RIVER ROAD AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 45°12'31" WEST, ALONG SAID SOUTHEASTERLY LINE 262.02 FEET;

THENCE SOUTH 01°33'45" WEST, LEAVING SAID SOUTHEASTERLY LINE 360 FEET, MORE OR LESS, TO THE CENTER OF THE WASHOUGAL RIVER;

THENCE NORTHEASTERLY ALONG THE CENTER OF SAID WASHOUGAL RIVER 1000 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 89°42'40" EAST, FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°42'40" WEST, LEAVING SAID WASHOUGAL RIVER 555 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT A PARCEL OF PROPERTY LYING WITHIN SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLIAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33 AS SHOWN IN A SURVEY BY OLSON ENGINEERING, INC. RECORDED IN BOOK 1 AT PAGE 234, RECORDS OF SKAMANIA COUNTY;

THENCE SOUTH 89°42'40" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 775 FEET;

THENCE NORTH 00°17'20" EAST, LEAVING SAID SOUTH LINE AT RIGHT ANGLES 172.88 FEET TO A POINT WHICH BEARS SOUTH 89°42'40" EAST, 21.81 FEET FROM A THREADED 1/2" IRON ROD;

THENCE NORTH 89°42'40" WEST, 6 FEET, MORE OR LESS, TO THE FOG LINE ON THE SOUTHEASTERLY EDGE OF THE WASHOUGAL RIVER ROAD AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°42'40" EAST, A DISTANCE OF 87 FEET, MORE OR LESS, TO THE BLUFF ABOVE THE WASHOUGAL RIVER;

THENCE SOUTH 52°17'20" WEST, ALONG THE BLUFF A DISTANCE OF 54 FEET;

THENCE NORTH 47°42'40" WEST, 60 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL RIGHTS AND OBLIGATIONS DESCRIBED IN A WELL AGREEMENT AND EASEMENT PREVIOUSLY RECORDED AT BOOK 138, PAGE 717 AS DOCUMENT NUMBER 117646, AND A COVENANT RUNNING WITH THE LAND PREVIOUSLY RECORDED AT BOOK 138, PAGE 712 AS DOCUMENT NUMBER 117645, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 7-2-24 Parcel# 02053300230000