

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

2024-000915

07/11/2024 04:48 PM

Request of: JESSE D CONWAY



00018899202400009150030031

Recording Requested By And
When Recorded Return To:

Jesse D. Conway
Attorney at Law
1014 Franklin St., Ste. 106
Vancouver, WA 98660
(360) 906-1007

Skamania County
Real Estate Excise Tax

37266
JUL 13 2024

PAID \$8775.50
Skamania County Treasurer
M. Moraghan

Grantor: Terese A. Stacy, a single person

Grantee: JCM Ventures LLC, a Washington limited liability company

Tax Assessor's Parcel Number: 03073644210000

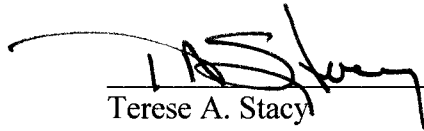
Abbreviated Legal Description: _____

STATUTORY WARRANTY DEED

THE GRANTOR, Terese A. Stacy, a single person for consideration of Six Hundred Thirty-Five Thousand Dollars and 0/100 cents (\$635,000.00) conveys and warrants to GRANTEE, JCM Ventures LLC, a Washington limited liability company, the following described real estate, tax parcel number 03073644210000, situated in the County of Skamania, State of Washington, together with all after-acquired title of the Grantor therein, and legally described as:
SEE ATTACHED EXHIBIT A for LEGAL

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DATED this day of July, 2024.

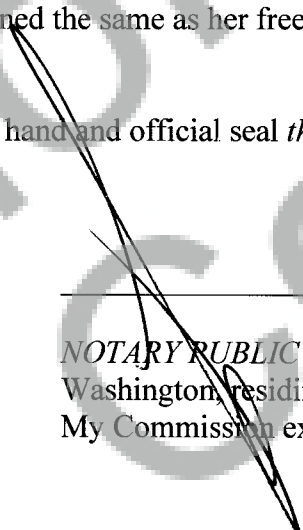

Terese A. Stacy

STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

On this day personally appeared before me Terese A. Stacy, me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11 day of July, 2024.





NOTARY PUBLIC in and for the State of
Washington, residing in Vancouver
My Commission expires 1-9-26

EXHIBIT A
LEGAL DESCRIPTION

TAX PARCEL NUMBER 03073644210000, LOCATED IN THE SE ¼ OF THE SE ¼ SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN

COMMENCING AT A POINT ON NORTH OF SECOND STREET THE CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON WHICH POINT IS NORTH 56°58'51" EAST, 175.00 FEET FROM THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, AND RUNNING THENCE NORTH 56°58'51" EAST, ALONG THE NORTH LINE OF SAID SECOND STREET 198.75 FEET MORE OR LESS TO THE CENTERLINE OF KANAKA CREEK; THENCE NORTHWESTERLY, UPSTREAM FOLLOWING THE CENTERLINE OF SAID CREEK TO ITS INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE CENTERLINE OF VANCOUVER AVENUE; THENCE SOUTH 62°28'53" WEST, ALONG SAID PROJECTED CENTERLINE, 143.29 FEET TO THE CENTERLINE OF KANAKA CREEK ROAD, NOW ABANDONED; THENCE SOUTH 40°50'04" EAST ALONG THE CENTERLINE OF SAID ABANDONED ROAD, 121.77 FEET TO A POINT WHICH IS NORTH 32°54'31" WEST, 105.00 FEET FROM THE POINT OF BEGINNING THENCE SOUTH 32°54'31" EAST, 105.01 FEET TO THE POINT OF BEGINNING.

EXEPTING THEREFROM

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7-1/2 EAST, WILLAMETTE MERIDIAN, IN KLIKITAT COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF AND OF RECORD AT PAGE 21, OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

THENCE, NORTH 56°58'51" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH SECOND STREET (SR 14), 175.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN AUDITORS FILE NO. 134457, BOOK 187, PAGE 89;

THENCE NORTH 32°54'31" WEST, ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 79.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, THE FOLLOWING TWO (2) COURSES;

- 1) THENCE NORTH 32°54'31" WEST, 25.85 FEET;
- 2) THENCE NORTH 40°50'04" WEST, 121.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED;

THENCE NORTH 62°28'53" EAST, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 86.49 FEET;

THENCE SOUTH 03°32'25" EAST, 157.85 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 7/11/24 Parcel# 3-7-36-4-4-2100
