



AFTER RECORDING RETURN TO:
Pettis Webber Pacific P.S.
1500 D St.
Vancouver, WA 98663
Phone: (360) 696-2069

DOCUMENT TITLE: QUIT CLAIM DEED

REFERENCE NUMBER(S): N/A

GRANTOR(S): CARMEN S. JOHNSON

**GRANTEE(S): CARMEN S. JOHNSON and ROBERT W. JOHNSON, TRUSTEE(S)
of the JOHNSON REVOCABLE LIVING TRUST u/t/d April 13, 2023**

LEGAL DESCRIPTION (abbreviated form): PTN SEC 10, T1N, R5E W.M.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 01051000120100

LM 7/15/24

Skamania County
Real Estate Excise Tax
37269
JUL 16 2024

PAID exempt
Skamania County Treasurer
M. M. Johnson Deputy

WHEN RECORDED RETURN TO

PETTIS WEBBER PACIFIC P.S.
Attorneys at Law
1500 D Street
Vancouver, WA 98663

QUIT CLAIM DEED

GRANTOR(S):	CARMEN S. JOHNSON
GRANTEE(S):	CARMEN S. JOHNSON and ROBERT W. JOHNSON, TRUSTEE(S) of the JOHNSON REVOCABLE LIVING TRUST u/t/d <u>APR 13</u> , 2023
ABBREVIATED LEGAL DESCRIPTION:	Sct 10 Twn 1 Rng 5
ASSESSOR'S TAX PARCEL ID #	01051000120100
REFERENCE NO:	n/a <u>7/15/24</u>

THE GRANTOR(S), CARMEN S. JOHNSON, for no consideration, convey(s) and quit claim(s) to CARMEN S. JOHNSON and ROBERT W. JOHNSON, Trustee(s) of the JOHNSON REVOCABLE LIVING TRUST, u/t/d APR 13, 2023, the following-described real property commonly known as 1011 Cape Horn Rd, Washougal, and situated in Skamania County, Washington, together with all after-acquired title of the Grantor(s) therein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

APR 13, 2023

Carmen S. Johnson
CARMEN S. JOHNSON

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that **CARMEN S. JOHNSON** is the person who appeared before me and said person acknowledged that **CARMEN S. JOHNSON** signed this instrument and acknowledged it to be **CARMEN S. JOHNSON'S** free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: APR 13, 2023

Cassandra Remsing
Notary Public
Printed Name: Cassandra Remsing
My Appointment Expires: Sept. 1, 2025
Residing at: Vancouver, WA

NOTARY: Please place seal within borders of box.



Exhibit A

Government Lot 1, and the Southwest Quarter of the Southwest Quarter of Section 10, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM that portion lying Northwesterly of the County Road.

FUTHER EXCEPTING THEREFROM that portion conveyed to Portland and Seattle Railway Company by Deed recorded November 22, 1905 in Book I, Page 270, Skamania County Deed Records.

Skamania County Assessor

LM

SPECIAL EXCEPTIONS:

Date 7-15-24 Parcel# 01051000120100

1. As disclosed by the assessment and tax roll, the premises herein described have been specially assessed. Potential taxes, penalties and interest incurred by reason of a change in the use of the herein described property may result.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of the Columbia River.
3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of the Columbia River.
5. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of the Columbia River.
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
7. Easement, including the terms and provisions thereof:
For: : Road
Recorded : May 22, 1909
Book : L
Page : 430
8. Easement, including the terms and provisions thereof:
Recorded : September 20, 1990
Book : 120
Page : 678
9. Reservations as contained in Deed, including the terms and provisions thereof:
Recorded : September 20, 1990
Book : 120
Page : 678

NOTE TAXES FOR THE YEAR 2023 ARE PAID IN FULL and are being shown for informational purposes only.

Original Amount : \$2,884.03
Account No. : 01-05-10-0-0-1201-00
Land Use/DOR : 83