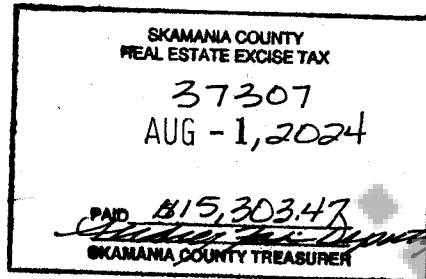




When recorded return to:

Meadow Lot LLC
Ann Horinouchi
1441 Mabee Mines Road
Washougal, WA 98671



STATUTORY WARRANTY DEED

CL26581

The Grantor, Alfred Richards, Trustee of **The Dale Archie Richards and Ila Mae Richards Family Trust dated January 20, 2020**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Meadow Lot LLC, a Washington Limited Liability Company**

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: Portion of Section 35 T2N R5EWM

Tax Parcel Numbers(s): 020535000510 00, 020535000510 06, 020535000510 03 (8)

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

Dated: 7-30-2024

The Dale Archie Richards and Ila Mae Richards Family Trust dated January 20, 2020

Alfred Richards
By **Alfred Richards, Trustee**

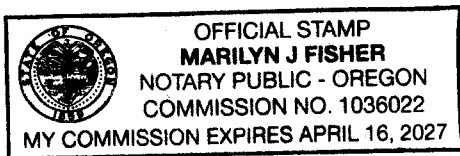
STATE OF ~~WASHINGTON~~ Oregon } ss.
COUNTY OF ~~CLATSOP~~ CLATSOP

This record was acknowledged before me on July 30, 2024 by **Alfred Richards** as
Trustee of The Dale Archie Richards and Ila Mae Richards Family Trust dated January 20,
2020.

Marilyn J Fisher

Notary Public

My commission expires: 4-16-2027



Unofficial Copy

NUMBER 2008169056;

THENCE SOUTH 89°01'23" EAST, ALONG THE SOUTH LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 261.33 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 1229.90 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 52°33'15" WEST, WITH A CHORD DISTANCE OF 135.82 FEET THROUGH A CENTRAL ANGLE OF 06°19'49", FOR AN ARC DISTANCE OF 135.88 FEET;

THENCE SOUTH 55°43'09" WEST, FOR A DISTANCE OF 245.35 FEET;

THENCE ALONG THE ARC OF A TANGENT 600.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 53°22'15" WEST, WITH A CHORD DISTANCE OF 49.17 FEET THROUGH A CENTRAL ANGLE OF 04°41'48", FOR AN ARC DISTANCE OF 49.18 FEET;

THENCE SOUTH 51°01'06" WEST, FOR A DISTANCE OF 246.45 FEET;

THENCE ALONG THE ARC OF A TANGENT 390.01 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 62°51'06" WEST, WITH A CHORD DISTANCE OF 159.95 FEET THROUGH A CENTRAL ANGLE OF 23°39'59", FOR AN ARC DISTANCE OF 161.10 FEET;

THENCE SOUTH 74°43'16" WEST, FOR A DISTANCE OF 144.97 FEET;

THENCE ALONG THE ARC OF A TANGENT 1470.06 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 79°12'16" WEST, WITH A CHORD DISTANCE OF 229.82 FEET THROUGH A CENTRAL ANGLE OF 08°57'59", FOR AN ARC DISTANCE OF 230.05 FEET;

THENCE SOUTH 83°35'18" WEST, FOR A DISTANCE OF 119.01 FEET, TO THE SOUTHEAST CORNER OF THE ELLEN CLINE TRACT ACCORDING TO AUDITOR'S FILE NUMBER 2023-001916;

THENCE LEAVING SAID CENTERLINE, NORTH 16°00'00" WEST, ALONG THE EAST LINE OF SAID CLINE TRACT, FOR A DISTANCE OF 172.87 FEET, TO AN ANGLE POINT;

THENCE NORTH 00°58'37" EAST, ALONG THE EAST LINE OF SAID CLINE TRACT, FOR A DISTANCE OF 427.16 FEET, TO THE NORTHEAST CORNER THEREOF AND THE NORTH LINE OF SAID RICHARDS TRACT ACCORDING TO SAID DEED IN AUDITOR'S FILE NUMBER 2008169056;

THENCE NORTH 89°01'23" WEST, ALONG THE NORTH LINE OF SAID RICHARDS TRACT, FOR A DISTANCE OF 573.00 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 8/1/24 Parcel# 2-5-35-510
④ 2-5-35-510-03
2-5-35-510-06

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER, AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SAID 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 DEED IN AUDITOR'S FILE NUMBER 2008169056, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°41'25" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 616.99 FEET, TO THE SOUTHWEST CORNER OF PERMAN SHORT PLAT, ACCORDING TO SKAMANIA COUNTY AUDITOR'S FILE NUMBER 2007167668;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE PERIMETER OF SAID PERMAN SHORT PLAT;

THENCE SOUTH 80°05'00" EAST, FOR A DISTANCE OF 299.00 FEET;

THENCE NORTH 77°00'00" EAST, FOR A DISTANCE OF 98.00 FEET;

THENCE NORTH 78°20'00" EAST, FOR A DISTANCE OF 193.00 FEET;

THENCE NORTH 83°20'00" EAST, FOR A DISTANCE OF 86.00 FEET;

THENCE NORTH 79°10'00" EAST, FOR A DISTANCE OF 231.00 FEET;

THENCE NORTH 69°40'00" EAST, FOR A DISTANCE OF 100.30 FEET, TO THE SOUTHEAST CORNER OF SAID SHORT PLAT;

THENCE NORTH 00°42'38" EAST, FOR A DISTANCE OF 1200.27 FEET, TO THE NORTHEAST CORNER OF SAID SHORT PLAT;

THENCE LEAVING THE PERIMETER OF SAID SHORT PLAT, SOUTH 89°11'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 35, FOR A DISTANCE OF 330.00 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00°42'38" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, FOR A DISTANCE OF 1313.93 FEET, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°06'27" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, FOR A DISTANCE OF 485.04 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF THE JEFFREY RICHARDS TRACT ACCORDING TO AUDITOR'S FILE NUMBER 2023-001917;

THENCE SOUTH 37°00'00" WEST, ALONG THE WEST LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 469.40 FEET, TO AN ANGLE POINT;

THENCE SOUTH 00°58'37" WEST, ALONG THE WEST LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 240.00 FEET, TO THE SOUTHWEST CORNER THEREOF, ALSO BEING ON THE NORTH LINE OF SAID RICHARDS TRACT ACCORDING TO THE DEED IN AUDITOR'S FILE

NUMBER 2008169056;

THENCE SOUTH 89°01'23" EAST, ALONG THE SOUTH LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 261.33 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 1229.90 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 52°33'15" WEST, WITH A CHORD DISTANCE OF 135.82 FEET THROUGH A CENTRAL ANGLE OF 06°19'49", FOR AN ARC DISTANCE OF 135.88 FEET;

THENCE SOUTH 55°43'09" WEST, FOR A DISTANCE OF 245.35 FEET;

THENCE ALONG THE ARC OF A TANGENT 600.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 53°22'15" WEST, WITH A CHORD DISTANCE OF 49.17 FEET THROUGH A CENTRAL ANGLE OF 04°41'48", FOR AN ARC DISTANCE OF 49.18 FEET;

THENCE SOUTH 51°01'06" WEST, FOR A DISTANCE OF 246.45 FEET;

THENCE ALONG THE ARC OF A TANGENT 390.01 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 62°51'06" WEST, WITH A CHORD DISTANCE OF 159.95 FEET THROUGH A CENTRAL ANGLE OF 23°39'59", FOR AN ARC DISTANCE OF 161.10 FEET;

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THENCE NORTH 00°58'37" EAST, ALONG THE EAST LINE OF SAID CLINE TRACT, FOR A DISTANCE OF 427.16 FEET, TO THE NORTHEAST CORNER THEREOF AND THE NORTH LINE OF SAID RICHARDS TRACT ACCORDING TO SAID DEED IN AUDITOR'S FILE NUMBER 2008169056;

THENCE NORTH 89°01'23" WEST, ALONG THE NORTH LINE OF SAID RICHARDS TRACT, FOR A DISTANCE OF 573.00 FEET TO THE TRUE POINT OF BEGINNING.