

Skamania County, WA
Total: \$307.50
DEED
Pgs=5

2024-001155

08/19/2024 01:16 PM

Request of: CLARK COUNTY TITLE



00019221202400011550050053

When recorded return to:

Angelique Prince
2328 NW Glisan Street, Apt 7
Portland, OR 97210

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 612894895
CL26350

Skamania County
Real Estate Excise Tax
37329

AUG 19 2024

PAID \$ 7781.00

Skamania County Treasurer

Monty Hoaghen Deputy

STATUTORY WARRANTY DEED

(DOCUMENT SIGNED IN COUNTERPARTS)

THE GRANTOR(S) Sandra Carol Alcantara, individually and as surviving spouse of Philip Edward Alcantara and the heirs of Philip Edward Alcantara, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Angelique Prince, an unmarried person

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 OF LOTS 6, 7 AND 8 OF WASHOUGAL SUMMER HOMES TRACTS

Tax Parcel Number(s): 02053140070100

Subject to:

Lm 8/19/24

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 8, 2024

Sandra Carol Alcantara

Sandra Carol Alcantara, Individually and as surviving spouse of Philip Edward Alcantara, deceased

Kelly Lee Porche, Heir of Philip Edward Alcantara, deceased

Jenifer Marie James

Jenifer Marie James, Heir of Philip Edward Alcantara, deceased

State of Washington

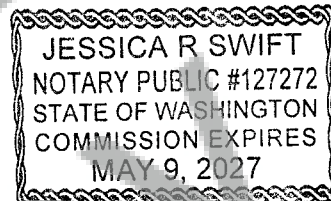
County of Clark

This record was acknowledged before me on Aug 8, 2024 by Sandra Carol Alcantara.

(Signature of notary public)

Notary Public in and for the State of WASHINGTON

My commission expires: 05/09/27



State of Washington

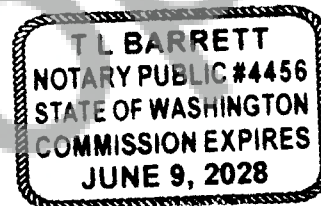
County of Clark

This record was acknowledged before me on 8/9/2024 by Jenifer Marie James.

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 6-9-2028



State of Montana

County of _____

This record was acknowledged before me on _____ by Kelly Lee Porche.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: August 8, 2024

Sandra Carol Alcantara, Individually and as surviving spouse of Philip Edward Alcantara, deceased

Kelly Lee Porche
Kelly Lee Porche, Heir of Philip Edward Alcantara, deceased

Jenifer Marie James, Heir of Philip Edward Alcantara, deceased

State of Washington
County of Clark

This record was acknowledged before me on _____ by Sandra Carol Alcantara.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Washington
County of Clark

This record was acknowledged before me on _____ by Jenifer Marie James.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Montana
County of Flathead

This record was acknowledged before me on August 13th 2024 by Kelly Lee Porche.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Montana
My commission expires: 3/5/2027

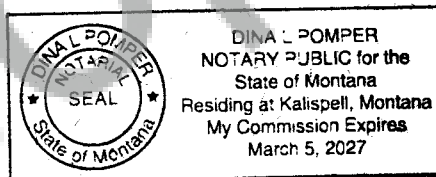


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 02053140070100

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE WITH A BRASS CAP MARKING THE WEST QUARTER CORNER OF SECTION 31, AS SHOWN IN BOOK 3 OF SURVEYS, PAGE 260, SKAMANIA COUNTY AUDITOR'S RECORDS;

THENCE SOUTH 01°39'43" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, FOR A DISTANCE OF 123.88 FEET;

THENCE SOUTH 62°15' 10" EAST, 701.99 FEET TO A HALF INCH IRON BAR (SURVEY 3-260) AND DESCRIBED AS "SET BY HART" IN EXHIBIT "B" OF SKAMANIA COUNTY SUPERIOR COURT CASE NO. 95-2-00145-1;

THENCE SOUTH 00°29'49" EAST, 34.14 FEET TO A HALF INCH IRON BAR (SURVEY 3-260) MARKING THE MOST NORTHERLY POINT OF A TRACT DESCRIBED IN EXHIBIT "A" AND "B" OF SKAMANIA COUNTY SUPERIOR COURT CASE NO. 95-2-00145-1, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 42°08'08" EAST 76.53 FEET;

THENCE SOUTH 11°51'57" EAST, 197.54 FEET TO THE "ESTABLISHED MOWING LINE" AS DESCRIBED IN EXHIBIT "A" OF THE ABOVE DESCRIBED SKAMANIA COUNTY SUPERIOR COURT CASE;

THENCE SOUTH 29°54'54" WEST, ALONG THE "ESTABLISHED MOWING LINE" AND ITS EXTENSION, 224 FEET, MORE OR LESS, TO THE CENTER OF THE MAIN CHANNEL OF THE WASHOUGAL RIVER;

THENCE NORTHWESTERLY, ALONG THE CENTER OF THE MAIN CHANNEL OF THE WASHOUGAL RIVER, 94 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 14°14'21" WEST, FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 14°14'21" EAST, 408 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 8-19-24 Parcel# 02053140070100
LM

EXHIBIT "B"
Exceptions

1. Subject to easements, covenants, conditions and restrictions of record, if any.

Unofficial
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