



00019264202400011780040049

When recorded return to:

Casey Erbine Gribble and Sharon Mary West

151 Grove Rd.
Underwood WA
98651

STATUTORY WARRANTY DEED

Filed for record request of:

Columbia Gorge Title

Reference: S-24-243

THE GRANTOR(S)

Sharon Jeter, as Personal Representative of the Estate of Rose Ann Grove, deceased, pursuant to Skamania County Superior Court Case No. 23-4-00039-30

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

THE GRANTEE(S)

Casey Erbine Gribble and Sharon Mary West, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF LOCATED ON PAGE 3 AND 4.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 15, T3N, R10E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,25 OF THE
PRELIMINARY TITLE REPORT DATED August 12, 2024 FILE NUMBER S-24-243. A COPY OF WHICH
WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-10-15-0-0-0205-00

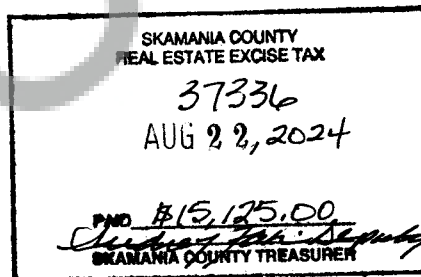
LN 8/22/24

Dated: 8-14-24

Estate of Rose Ann Grove

By:

Sharon Jeter, Personal Representative



STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 14 day of August, 2024 by Sharon Jeter, Personal Representative of Estate of Rose Grove.

Tami Blake
Signature

Notary
Title

My commission expires: 08-09-2028



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 151 Grove Road, Underwood, WA 98651
Tax Parcel Number(s): 03-10-15-0-0-0205-00

Property Description:

A tract of land located in the Northeast Quarter of Section 15 and the Southeast Quarter of Section 10, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Southeast corner of the West one-half of the Northeast one-quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in said point also being the Southeast corner of the remainder tract of the ED GROVE Short Plat, recorded in Book 3, Page 197;

Thence North 01° 03' 46" East, 312.55 feet to the Point of Beginning;

Thence South 89° 52' 30" West, 170.06 feet to the Southeast corner of Lot 1 of said Short Plat;

Thence North 01° 03' 45" East, 400.00 feet to the Northeast corner of said Lot 1;

Thence South 89° 52' 30" West, along the North line of Lot 1, and an extension thereof, 312.68 feet;

Thence North 00° 59' 12" East, 79.47 feet;

Thence South 89° 52' 30" West, 165.00 feet to a point on the West line of the East one-half of the West one-half of said Northeast one-quarter;

Thence North 00° 59' 12" East, 1,806.85 feet to the Northwest corner of said East one-half of the West one-half of the Northeast one-quarter;

Thence South 89° 21' 25" East, along the North line of said Northeast one-quarter, 400.13 feet;

Thence North 00° 38' 35" East, 633.00 feet;

Thence South 89° 21' 25" East, parallel to the South line of the Southeast one-quarter of Section 10, Township 3 North, Range 10 East of the Willamette Meridian, 99.26 feet, more or less to a point 400 feet Westerly of the centerline of the White Salmon River;

Thence South 09° 58' 59" East, 400 feet distance from the centerline of said White Salmon River, 44.14 feet;

Thence South 32° 24' 30" East, 256.96 feet to the East line of the Southwest one-quarter of the Southeast one-quarter of said Section 10;

Thence South 00° 15' 58" West, 374.25 feet to the Northeast corner of the West one-half of said Northeast one-quarter of said Section 15;

Thence South 01° 03' 46" West, along the East line of said West one-half of the Southeast one-quarter 2,277.66 feet to the Point of Beginning.

TOGETHER WITH that portion of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, as

conveyed by document recorded in Book 227, Page 5, Skamania County Records, described as follows:

Beginning at the Southeast corner of the West one-half of the Northeast one-quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, said point also being the Southeast corner of the remainder tract of the ED GROVE Short Plat recorded in Book 3, Page 197;

Thence North 01° 03' 46" East, 312.55 feet;

Thence South 89° 52' 30" West, 170.06 feet to the Southeast corner of Lot 1 of said Short Plat;

Thence continuing South 89° 52' 30" West, 79.94 feet to a point;

Thence South 01° 03' 46" West, 312.55 feet, more or less, to the South line of said Northeast one-quarter;

Thence North 89° 52' 33" East 250.00 feet to the point of beginning.

Skamania County Assessor

Date 8-22-24 Parcel # 03101500020500
LM