

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

2024-001195

08/26/2024 02:11 PM

Request of: CLARK COUNTY TITLE



AFTER RECORDING MAIL TO:

ALFRED RICHARDS
13612 E 54th Dr.
Yuma AZ 85367

Grantor: ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000, and ALFRED RICHARDS, ELLEN JEAN CLINE, and JEFFREY P. RICHARDS, the only heirs at law of ILA MAE RICHARDS, deceased
Grantee: ALFRED RICHARDS and SUSANNA RICHARDS, husband and wife
Assessor's Property Tax Parcel Account Number(s): 02053500050100 *SM 8/26/24*
Abbreviated Legal: SE ¼ Sec 34, T2N, R5 EWM, SW ¼ Sec 35, T2N, R5 EWM

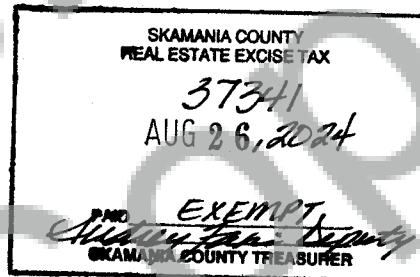
Quit Claim Deed

ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000, and ALFRED RICHARDS, ELLEN JEAN CLINE, and JEFFREY P. RICHARDS, the only heirs at law of ILA MAE RICHARDS, deceased, hereby convey and quitclaim to ALFRED RICHARDS and SUSANNA RICHARDS, husband and wife, the following described real estate, together with all after acquired title of the grantor(s) therein:

SEE ATTACHED EXHIBIT "A".

DATED this 21st day of August, 2024.

THE DALE ARCHIE RICHARDS AND
ILA MAE RICHARDS FAMILY TRUST,
dated January 20, 2000



Alfred Richards
By ALFRED RICHARDS, Trustee

Alfred Richards
ALFRED RICHARDS, Personally

[Notary Acknowledgement and Additional Signatures Following Pages]

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STATE OF WASHINGTON

COUNTY OF CLARK

} ss

This record was acknowledged before me on ~~July~~ ^{August} 19th, 2024 by ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000.

NOTARY PUBLIC
STATE OF WASHINGTON
GLORIA D MEYERS
MY COMMISSION EXPIRES
MARCH 01, 2025
COMMISSION # 141282

G.D. Meyers
Notary Public in and for the State of Washington
My commission expires: 3-1-2025

STATE OF WASHINGTON

COUNTY OF CLARK

} ss

This record was acknowledged before me on August 19th, 2024 by ALFRED RICHARDS.

NOTARY PUBLIC
STATE OF WASHINGTON
GLORIA D MEYERS
MY COMMISSION EXPIRES
MARCH 01, 2025
COMMISSION # 141282

G.D. Meyers
Notary Public in and for the State of Washington
My commission expires: 3-1-2025

Ellen Jean Cline
ELLEN JEAN CLINE, Personally

Jeffrey P. Richards
JEFFREY P. RICHARDS, Personally

STATE OF WASHINGTON

COUNTY OF CLARK

} ss

This record was acknowledged before me on August 21st, 2024 by ELLEN JEAN CLINE.

NOTARY PUBLIC
STATE OF WASHINGTON
GLORIA D MEYERS
MY COMMISSION EXPIRES
MARCH 01, 2025
COMMISSION # 141282

G.D. Meyers
Notary Public in and for the State of Washington
My commission expires: 3-1-2025

STATE OF WASHINGTON

COUNTY OF CLARK

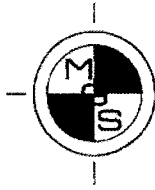
} ss

This record was acknowledged before me on ^{August}~~July~~ 21st, 2024 by JEFFREY P. RICHARDS.

NOTARY PUBLIC
STATE OF WASHINGTON
GLORIA D MEYERS
MY COMMISSION EXPIRES
MARCH 01, 2025
COMMISSION # 141282

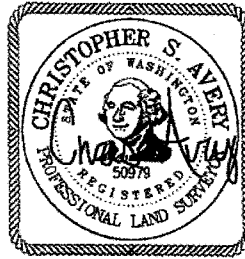
G. D. Meyers
Notary Public in and for the State of Washington
My commission expires: 3-1-2025

Unofficial Copy



**MINISTER-GLAESER
SURVEYING INC.**

Vancouver Office - 2300 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3213 (360) 694-8410 FAX
Pasco Office - 6503 Burden Blvd. Suite E. Pasco, Washington 99361
(209) 544-7802 (209) 544-7862 FAX



Signed: 07/18/24

EXHIBIT "A"

**DESCRIPTION OF RICHARDS FAMILY TRUST
5.01-ACRE BOUNDARY LINE ADJUSTMENT PARCEL:**

A parcel of land located in a portion of the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 35, and in a portion of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 34, 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 474.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 00°41'25" East, along said West line, for a distance of 221.00 feet, to the Northwest corner of the Richards tract according to Deed in Auditor's File Number 2008169056;

Thence leaving said West line, South 89°01'23" East, parallel with the South line of the Northwest quarter of said Section 35, along the North line of said Richards Tract, for a distance of 254.00 feet, to the Northwest corner of the Ellen Cline tract according to Auditor's File Number 2023-001916;

Thence leaving said North line, South 00°58'37" West, along the West line of said Cline tract, for a distance of 720.29 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 South 77°10'50" West, for a distance of 213.70 feet;

Thence along the arc of a non-tangent 347.00 foot radius curve to the left, the long chord of which bears South 66°53'29" West, with a chord distance of 102.28 feet through a central angle of 16°57'01", for an arc distance of 102.66 feet, to the South West corner of BLA Deed AFN 2014002043;

Thence North 01°09'56" East, parallel with the West line of the Southwest quarter of said Section 35, for a distance of 117.96 feet;

Thence North 00°41'25" East, parallel with the West line of the Northwest quarter of said Section 35, for a distance of 473.66 feet;

Thence South 89°28'02" East, according to said BLA Deed, for a distance of 50.00 feet, to the **TRUE POINT OF BEGINNING.**

TOGETHER with and subject to easements, reservations, covenants, and restrictions apparent or of record.

CONTAINING: 5.01 acres of land.

BASIS OF BEARINGS: NAD83 (2011(EPOCH: 2010.0000) Washington State Plane Coordinate System, South Zone, US Survey Feet.

~~Skamania County Assessor
Date 7-25-24 Parcel# 02053500050100
02053500050100
JMM~~

Skamania County Assessor
Date 8-26-24 Parcel# 02053500050100
JMM