

Skamania County, WA  
Total: \$306.50  
DEED  
Pgs=4

2024-001314

09/12/2024 04:00 PM

Request of: MYATT & BELL



00019432202400013140040046

**After recording return to:**

Myatt & Bell, P.C.  
1412 NE 134<sup>th</sup> Street, Ste. 130  
Vancouver, WA 98685

**Until a change is requested,  
send tax statements to:**

JOAN S. GRAHAM, Trustee  
102 Log Deck Road  
Willard, WA 98605

Skamania County  
Real Estate Excise Tax

37378

SEP 12 2024

PAID exempt  
Ms. Monaghan Deputy  
Skamania County Treasurer

**Warranty Deed**

JOAN S. GRAHAM, a/k/a Joan Stevenson Graham, an unmarried woman, "Grantor," hereby conveys and warrants to JOAN S. GRAHAM, Trustee, or her successors in trust, under the JOAN GRAHAM LIVING TRUST, DATED AUGUST 19, 2024, and any amendments thereto, "Grantee," the following real property situated in Skamania County, State of Washington, free of encumbrances except for matters of public record:

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

APN: 03090211040000 *gm*

ABBREVIATED LEGAL: LOT 4 PLAT OF WILLARD BK B PG 62 & 63

SUBJECT TO covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash. The Trust is for the Grantor's benefit.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property. The limitations contained herein expressly do not relieve Grantor

of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

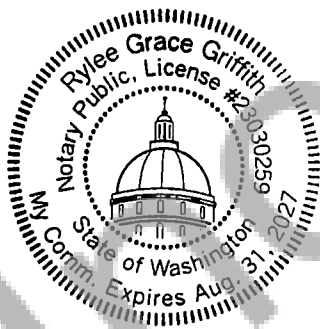
WITNESS the hand of said Grantor on this 19<sup>th</sup> day of August 2024.

GRANTOR:

Joan S. Graham  
JOAN S. GRAHAM

STATE OF WASHINGTON     )  
                                          )     ss.  
COUNTY OF CLARK         )

The forgoing instrument was acknowledged before me on this 19<sup>th</sup> day of August, 2024, by JOAN S. GRAHAM.



Rylee Griffith  
Notary Public for Washington  
My commission expires: 08.31.2027

EXHIBIT 'A'

102 Log Deck Road

03-09-02-1-1-0400-00

Lot 4 of the PLAT OF WILLARD, within part of Government Lot 1 of Section 2, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, recorded in Book 'B' of Plats, Page 62.

TOGETHER THEREWITH That portion conveyed by Deed recorded as Auditor's File Number 2021000539, Skamania County Records, described as follows:

Parcels of land in Government Lot 1 in Section 2, Township 3 North, Range 9 East of the Willamette Meridian, in Skamania County, State of Washington, more particularly described as follows:

A Parcel of land in Government Lot 1 in Section 2, Township 3 North, Range 9 East of the Willamette Meridian:

Beginning at the Northwest corner of Lot 4 of the PLAT OF WILLARD, recorded in Book 'B,' Pages 62 & 63 of the records of Skamania County;

Thence along the Northern line of said PLAT OF WILLARD North  $85^{\circ} 52' 09''$  East, a distance of 306.80 feet, to a point on the West line of Lot 3 of the PLAT OF WILLARD;

Thence along said West line North  $00^{\circ} 46' 20''$  East, a distance of 15.00 feet;

Thence South  $86^{\circ} 54' 26''$  West, a distance of 326.99 feet;

Thence South  $33^{\circ} 04' 43''$  West, a distance of 139.26 feet;

Thence South  $17^{\circ} 15' 28''$  East, a distance of 277.24 feet;

Thence North  $32^{\circ} 47' 32''$  East, a distance of 17.32 feet;

Thence North  $00^{\circ} 46' 20''$  East, a distance of 347.46 feet to the Point of Beginning;

TOGETHER WITH a parcel of land in Lot 2 of BROUGHTON LUMBER CO. Short Plat, recorded in Book 3, Page 182 of the records of Skamania County;

Beginning at an angle point of Lot 2 of said BROUGHTON LUMBER CO. Short Plat, being a corner in common with the Southwest corner of Lot 9 of the PLAT OF WILLARD, recorded in Book 'B,' Page 62 & 63 of the records of Skamania County;

Thence along the East line of said Lot 2 North  $15^{\circ} 17' 25''$  East, a distance of 317.35 feet to the Northernmost corner of said Lot 2;

Thence South  $61^{\circ} 24' 34''$  West, a distance of 30.16 feet to the beginning of a curve concave to the Southeast having a radius of 230.00 feet and a central angle of  $29^{\circ} 09' 10''$  and being subtended by a chord which bears South  $47^{\circ} 22' 07''$  West 115.77 feet; thence Southwesterly along said curve, a distance of 117.03 feet;

Thence South 32° 47' 32" West tangent to said curve, a distance of 192.94 feet;  
Thence North 57° 12' 28" West, a distance of 10.00 feet;  
Thence South 32° 47' 32" West, a distance of 17.32 feet;  
Thence South 74° 24' 02" East, a distance of 155.99 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed by Deed recorded as Auditor's File Number 2021001022, Skamania County Records, described as follows:

A parcel of land in Government Lot 1 in Section 2, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Commencing at the Northwest corner of Lot 4 of the PLAT OF WILLARD, recorded in Book 'B,' Page 62 of the records of Skamania County;

Thence along the Northern line of said PLAT OF WILLARD North 85° 52' 09" East, a distance of 211.98 feet to the Point of Beginning;

Thence North 04° 16' 05" West, a distance of 16.69 feet;  
Thence North 86° 54' 26" East, a distance of 96.16 feet;  
Thence South 00° 46' 20" West, a distance of 15.00 feet;  
Thence South 85° 52' 09" West, a distance of 84.82 feet;  
Thence South 00° 46' 20" West, a distance of 113.82 feet;  
Thence North 04° 16' 05" West, a distance of 113.40 feet to the Point of Beginning.

Skamania County Assessor *sm*

Date 9/12/24 Parcel# 03090211040000