



00019636202400013990020028

When recorded return to:

Lloyd Nicholson
1839 SE 35th Pl.
Portland, OR 97214

Skamania County
Real Estate Excise Tax
37397
SEP 25 2024

PAID exempt
Skamania County Treasurer
MyMonaghan Repay

QUIT CLAIM DEED

THE GRANTOR(S) Laurel Nicholson

for and in consideration of Court order - Final Divorce Order
Clark County Superior Cause No. 23-3-00082-06

in hand paid, conveys and quit claims to Lloyd Nicholson

Skamania County Assessor

Date 9-25-24 Parcel# 046727000 80100

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

together with all after acquired title of the grantor(s) herein:

The property of 371 Martha Creek Rd. Carson, WA 98610 and all rights to the property.

A PARCEL OF LAND WITHIN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOTS 1 AND 3 OF THE WALTER MORAT SHORT PLAT, AS SHOWN ON THE MAP THEREOF RECORDED AT PAGE 266, BOOK 3 OF SHORT PLATS, RECORDS OF SKAMANIA COUNTY, EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF THE WALTER MORAT SHORT PLAT AS RECORDED AT PAGE 266, BOOK 3 OF SHORT PLATS, RECORDS OF SKAMANIA COUNTY, THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, 328.40 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01 DEGREES 01 MINUTES 07 SECONDS WEST, 173.22 FEET TO A POINT IN THE CENTER OF MARTHA CREEK ROAD; THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS EAST, 74.47 FEET; THENCE NORTH 40 DEGREES 52 MINUTES 19 SECONDS EAST, 223.04 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS EAST, 105.35 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 57 MINUTES 20 SECONDS EAST, 341.85 FEET ALONG SAID LINE TO THE POINT OF BEGINNING; FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 OF THE WALTER MORAT SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 266, RECORDS OF SKAMANIA COUNTY, WASHINGTON THAT LIES NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF SUMMER ROAD, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.
ACCOUNT NO.: 04-07-27-0-0-0801-00

Abbreviated Legal: (Required if full legal not inserted above) Lots 1 and 3 of the WALTER MORAT Short Plat

Tax Parcel Number(s): 04-07-27-0-0-0801-00 *LM 9-25-24*

Dated: 7/15/24

Grantor Signature

Laurel Nicholson

Grantor Name

Laurel A Nicholson

State of Washington
County of Clallam

This record was acknowledged before me on 7/15/24 by Laurel Nicholson
(date) (name(s) of individuals).

(Stamp)

(Signature of notary public)

M. LaRue

(Title of office)

My commission expires:

(date)

11/2/2027

