

2024-001459

Total:\$305.50

DEED

Pgs=3

10/07/2024 01:48 PM

Request of: COLUMBIA GORGE TITLE

When recorded return to:

Matthew Lynskey
Matthew Lynskey and Hallie Gwen Lynskey Trust
1050 Choctaw Street
Jupiter, FL 33458



STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-352

THE GRANTOR(S)

Thomas Stanley Andersen, an unmarried man
for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)
in hand paid, conveys and warrants to
THE GRANTEE(S)

Matthew Lysnskey and Hallie Gwen Lysnskey, Trustees of the Amended and Restated Declaration and Agreement of Trust of Matthew Lysnskey and Hallie Gwen Lysnskey dated June 19, 2023

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.

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

Lot 2 ANDERSEN SP Bk 3/Pg 143

SUBJECT TO SPECIAL EXCEPTIONS 9,10,11,12,13,14,15,16,17,18,19,20 AND 21 OF THE PRELIMINARY TITLE REPORT DATED September 12, 2024 FILE NUMBER S-24-352. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-29-0-0-2002-00 *LM 10-7-24*

Dated: October 4, 2024

Thomas Stanley Andersen
Thomas Stanley Andersen

Skamania County
Real Estate Excise Tax

37414

OCT 07 2024

PAID

\$ 3380.00

Skamania County Treasurer

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 4 day of October, 2024 by Thomas Stanley Andersen.

Tami Blake
Signature

Notary
Title

My commission expires: 08-09-2028



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: Sprague Landing Rd Lot #2, Stevenson, WA 98648
Tax Parcel Number(s): 03-08-29-0-0-2002-00

Property Description:

A tract of land in Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the PATRICIA ANDERSEN Short Plat, recorded in Book 3 of Short Plats, Page 143, Skamania County Records.

EXCEPTING THEREFROM a tract of land described as follows:

Commencing at the Northeast corner of the West Half of the Southwest Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, thence South 01° 14' 07" West along the East line of said West Half, a distance of 1893.33' to a plastic surveyor cap stamped GLAESER set on a 1/2" diameter iron rod as per record of survey recorded in Book 2, Page 39 of Skamania County Records; thence North 01° 14' 07" East along the common property line between said Fuller parcel and Lot 2 of the PATRICIA Short Plat owned by Andersen, a distance of 40.00' to the true point of beginning, thence continuing North 01° 14' 07" East, along said common property line to its juncture with the southern right of way line of the county road known as Sprague Landing Road, thence North 73° 35' 54" East along said southern right of way line, a distance of 26', thence in a Southerly direction parallel to the West property line of Lot 2 of the PATRICIA Short Plat to a point which is North 87° 09' 03" East of the True Point of Beginning, thence South 87° 08' 03" West to the True Point of Beginning.

TOGETHER THEREWITH a tract of land described as follows:

Commencing at the Northeast corner of the West Half of the Southwest Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, thence South 01° 14' 07" West along the East line of said West Half, a distance of 1893.33' to a plastic surveyor cap stamped Glaeser set on a 1/2" diameter iron rod as per record of survey recorded in Book 2, Page 39, of Skamania County Records and the True Point of Beginning; thence North 01° 14' 07" East along the common property line between Fuller and Lot 2 of the PATRICIA Short Plat owned by Andersen, a distance of 40', thence South 87° 09' 13" West, to the eastern edge of the County Road right of way known as Sprague Landing Road, thence in a southerly direction along said county road right of way to it's intersection with the Southern property line of said Fuller parcel, thence North 67° 30' 00" East along said southern property line to the True Point of Beginning.

Skamania County Assessor

Date 10-7-24 Parcel# 03082900200200

LW