

2024-001624

11/04/2024 01:56 PM



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After recording return to:

Laura E. Hazen
Hazen Law, PLLC
723 NE 4th Avenue
Camas, Washington 98607

Skamania County
Real Estate Excise Tax

37468

NOV 04 2024

PAID

~~37468~~ exempt
Skamania County Treasurer
[Signature]

PERSONAL REPRESENTATIVE'S DEED

Grantors: Mayer, Caterina, co-Personal Representative of the Estate of Steven Baunach
Mayer, Edward, co-Personal Representative of the Estate of Steven Baunach

Grantees: Mayer, Caterina D.
Mayer, Edward M.

Legal Description (abbreviated): Lot 2 WHITAKER SP BK 2/PG209, R10-P, FA20-P, Full
legal descriptions below.

Assessor's Tax Parcel ID#: 02052000061200, 02052000061100, 02052000050500,
02052000061000, 020520000500000. *2m 11/4/24*

The Grantor, CATERINA MAYER and EDWARD MAYER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF STEVEN BAUNACH, Deceased, pursuant to the Clark County Superior Court Case No. 24-4-00360-06 for and in consideration of distribution of assets of the estate, convey and quitclaim to CATERINA D. MAYER and EDWARD M. MAYER, wife and husband, all of the decedent's interest in and to the following real estate situated in Skamania County, Washington, and further described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Steven Baunach died on March 7, 2024 and CATERINA MAYER and EDWARD MAYER were appointed co-Personal Representatives on March 21, 2024, and ever since has been and are now the duly appointed, qualified and acting co-personal representatives thereof.

This Personal Representative's Deed is made pursuant to an Order Probating Will and Appointing Personal Representative in the Matter of the Estate of Steven Baunach, Deceased, being Probate Cause No. 24-4-00360-06 in the Clark County

This deed conveys all after-acquired title of the Grantors to the real property.

Caterina P. Mayer
Caterina Mayer, co-Personal Representative of
the Estate of Steven Baunach

Edward M. Mayer
Edward Mayer, co-Personal Representative of
the Estate of Steven Baunach

This is to certify that on the 1st day of November, 2024, before me personally appeared CATERINA MAYER and EDWARD MAYER, to me known to be the co-Personal Representatives of the Estate of Steven Baunach who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the purposes therein mentioned and on oath stated that they were authorized to execute said instrument as co-personal representatives.



2

**LEGAL DESCRIPTION FOR LOT # 2 (612)
PARCEL # 02052000061200**

EXHIBIT "A"

Beginning at a point, 1330.45 feet East of the Northwest Section marker and 1805.91 feet South,

THENCE South, N 01 Degrees 05' 51" E a distance of 175.46'.

THENCE East, S 88 Degrees 43' 36" E a distance of 330.38'.

THENCE North, N 01 Degrees 05' 51" a distance of 310.66'.

THENCE West, S 88 Degrees 48' 02" a distance of 186.94'.

THENCE Southwest, N 47 Degrees 56' 07" a distance of 196.64' to the TRUE POINT OF BEGINNING.

Together with an easement for ingress, egress and Utilities across the Southerly 30.00 feet.

Skamania County Assessor
Date 1/3/08 Parcel# 2-5-20-612
65

Skamania County Assessor

Date 11-4-21 Parcel# 02052000061200

LEGAL DESCRIPTION FOR STEVEN BAUNACH
Parcel E in Record of Survey (A. F. 2006160181)

October 3, 2006

A parcel of property situated in the Southwest quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20;

THENCE 88 Degrees 43' 36" East along the North line of said Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20 and its Easterly extension thereof a distance of 995.61 feet;

THENCE North 00 Degrees 51' 45" East a distance of 440.26 feet;

THENCE South 89 Degrees 08' 15" East a distance of 77.30 feet To the TRUE POINT OF BEGINNING;

THENCE North 00 Degrees 51' 45" East a distance of 199.02 feet;

THENCE South 88 Degrees 52' 28" East a distance of 372.05 feet;

THENCE South 00 Degrees 51' 45" West a distance of 211.61 feet;

THENCE North 89 Degrees 08' 15" West a distance of 59.50 feet;

THENCE South 00 Degrees 51' 45" West a distance of 80.25 feet;

THENCE North 89 Degrees 08' 15" West a distance of 107.85 feet;

THENCE North 00 Degrees 51' 45" East a distance of 83.00 feet;

THENCE North 89 Degrees 08' 15" West a distance of 204.70 feet;

THENCE North 00 Degrees 51' 45" East a distance of 11.55 feet to the TRUE POINT OF BEGINNING.

Except easements and restrictions of record: Gary H. Martin, Skamania County Assessor
Date 11/6/06 Parcel # 2-5-20-611
mjm

Skamania County Assessor

Date 11-4-21 Parcel # 02052000061100

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DOC # 2006163627
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**EASEMENT FOR PRIVATE ACCESS AND UTILITIES TO PARCEL E
In Record of Survey (A.F.2006160181)**

October 3, 2006

TOGETHER WITH AND SUBJECT TO a 60 .00 foot wide as described Volume 77, Pages 641-644, records of Skamania County.

TOGETHER WITH an easement to use and maintain, for private use, an existing drive-way and for utility use described as follows:

A 20.00' wide easement being 10.00 feet on each side of the following described center line for a perpetual right-of-way for the purpose of utilities and access to parcel E.

COMMENCING at the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20;

THENCE South 88 Degrees 43'36" East along the North line of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20 and its Easterly extension thereof a distance of 1189.39 feet,

THENCE North 01 Degrees 16' 24" a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

mjm

THENCE North 52 Degrees 42' 08" East a distance of 43.78 feet;

THENCE North 30 Degrees 04' 35" East a distance of 35.36 feet;

THENCE North 14 Degrees 47' 14" East a distance of 34.00 feet;

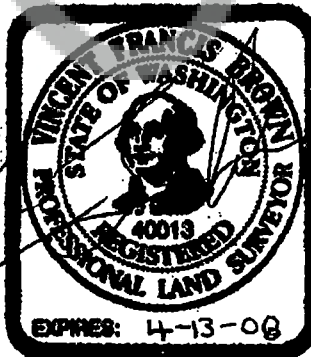
THENCE North 40 Degrees 50' 03" East a distance of 177.46 feet;

THENCE North 28 Degrees 00' 00" East a distance of 49.98 feet;

THENCE North 06 Degrees 00' 21" East a distance of 50.01 feet;

THENCE North 17 Degrees 00' 00" West a distance of 16.81 feet to the end of easement entering Parcel E.

The sidelines of said parcel of property shall be lengthened or shortened to intersect one another, the South and East Lines of said Parcel E and the North Line of said 60.00 foot wide easement as recorded in Volume 77, Pages 641-644 Records of Skamania County.



11-3-06

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LEGAL DESCRIPTION FOR STEVEN BAUNACH
Parcel C in Record of Survey (A. F. 2006160181)

October 3, 2006

A parcel of property situated in the Southwest quarter of the Northwest quarter of Section, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20;

THENCE South 88 Degrees 43' 36" East along the North line of said Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20 and its Easterly extension thereof a distance of 593.91 feet to Point " A " ;

THENCE North 00 Degrees 51' 45" East a distance of 335.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 Degrees 51' 45" East a distance of 323.59 feet to the North Line of the South Half of said Northwest quarter of Section 20;

THENCE South 88 Degrees 52' 28" East along said North Line a distance of 1058.81 feet;

THENCE South 00 Degrees 05' 51" West a distance of 350.65 feet;

THENCE North 88 Degrees 48' 02" West a distance of 186.94 feet;

THENCE South 47 Degrees 56' 07" West a distance of 196.64 feet;

THENCE South 01 Degrees 05' 51" West a distance of 175.46 feet to said Easterly Extension of the North Line of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20;

THENCE North 88 Degrees 43' 36" West along said Easterly Extension a distance of 625.73 feet to Point " B " ;

THENCE North 00 Degrees 51' 45" East a distance of 30.00 feet;

THENCE North 05 Degrees 22' 52" East a distance of 190.38 feet;

THENCE South 89 Degrees 08' 15" East a distance of 15.00 feet;

WJW

Skamania County Assessor

Page 1 of 5

Date 11-4-24 Parcel# 02052000050500

DOC # 2006163629
Page 2 of 7

THENCE North 00 Degrees 51' 45" East a distance of 115.00 feet;

THENCE North 88 Degrees 43' 36" West a distance of 130.00 feet to the TRUE POINT OF BEGINNING.

Gary H. Martin, Skamania County Assessor

EXCEPT easements and restrictions of record: Date 11/6/06 Parcel # 2-5-20-505

TOGETHER WITH AND SUBJECT TO a 60.00 foot wide easement for ingress and egress and utilities as described Volume 77, Page 641-644, records of Skamania County.

SUBJECT TO an easement to use and maintain, for private use an existing water well described as follows;

COMMENCING at said True Point of Beginning of Parcel "C",

THENCE South 88 Degrees 43' 36" East along the North line of Parcel B as shown in that Record of Survey Recorded under Auditors File 2006160181 Records of Skamania County; a distance of 60.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 00 Degrees 51' 45" East a distance of 10.00 feet;

THENCE South 88 Degrees 43' 36" East a distance of 20.00 feet;

THENCE South 00 Degrees 51' 45" West a distance of to said Line of Parcel B;

THENCE North 88 Degrees 43' 36" West along said North Line a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

Said water easement will expire when the well runs dry or a new well is drilled on Parcel B.

TOGETHER WITH an easement to use and maintain, for private use an existing sewer drain field described as follows:

COMMENCING at the AFORMENTIONED POINT " B ";

THENCE North 00 Degrees 51' 45" East along the West line of said Parcel C a distance of 30.00 feet;

mjm

THENCE North 05 Degrees 22' 52" East along said West line a distance of 75.00 feet to the TRUE POINT OF BEGINNING;

THENCE South 84 Degrees 37' 18" East a distance of 15.00 feet;

THENCE North 05 Degrees 22' 52" East a distance of 75.00 feet;

THENCE North 84 Degrees 37' 18" West a distance of 15.00 feet to said West line;

THENCE South 05 Degrees 22' 52" West a distance of 75.00 feet to the TRUE POINT OF BEGINNING.

Said drain field easement will expire when the drain field needs to be replaced.

ALSO SUBJECT TO a 15.00' wide electrical easement being 7.50 feet on each side of the following described centerline for a perpetual right-of-way for the purpose of installing, maintaining and operating an electrical transmission line and its accessories, together with the right to cut, remove and destroy trees and brush as may be necessary to protect said electrical transmission line from damage, described as follows:

COMMENCING at the aforementioned Point "A";

THENCE North 00 Degrees 51' 45" East along the West line of said Parcel C a distance of 30.00 feet to a point on the North line of that ingress, egress and utility easement as recorded in Volume 77, Pages 641-644, records of Skamania County;

mjm

THENCE South 88 Degrees 43' 36" East along said North line a distance of 13.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 00 Degrees 51' 45" East a distance of 15.00 feet;

THENCE South 84 Degrees 08' 20" East a distance of 25.00 feet;

THENCE North 21 Degrees 49' 12" East a distance of 45.00 feet;

THENCE South 88 Degrees 43' 36" East a distance of 50.35 feet to the West line of said Parcel C and the terminus of said centerline.

The sidelines of said description shall be lengthened or shortened to intersect one another, said West line of Parcel C and the North line of said easement recorded in Volume 77, Pages 641-644, records of Skamania County.

ALSO SUBJECT TO a 20.00 foot Access and Utility Easement Described as follows;

COMMENCING at the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20;

THENCE South 88 degrees 43'36" East along the North line of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20 and its Easterly extension thereof a distance of 1189.39 feet,

THENCE North 01 Degrees 16' 24" a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

THENCE North 52 Degrees 42' 08" East a Distance of 43.78 feet;

THENCE North 30 Degrees 04' 35" East a Distance of 35.36 feet;

THENCE North 14 Degrees 47' 14" East a Distance of 34.00 feet;

THENCE North 40 Degrees 50' 03" East a Distance of 177.46 feet;

THENCE North 28 Degrees 00'.00" East a Distance of 49.98 feet;

THENCE North 06 Degrees 00' 21" East a Distance of 50.01 feet;

THENCE North 17 Degrees 00'00" West a Distance of 16.81 feet to the end of easement entering Parcel E. *mjm*

TOGETHER WITH an easement to use and maintain, for private use, an existing drive-way and utility use, described as follows;

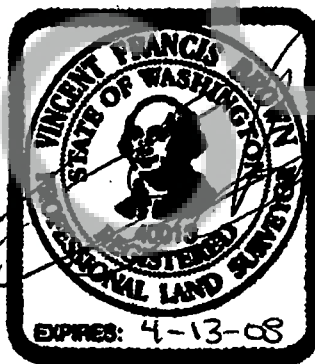
COMMENCING at the Southwest corner of the aforementioned Parcel D being the TRUE POINT OF BEGINNING;

THENCE South 89 Degrees 08' 15" East along the South Line of said Parcel "D" a distance of 20.00 feet;

THENCE South 00 Degrees 51' 45" West a distance of 86.71 feet to the North Line of said 60.00 foot wide easement;

THENCE North 88 Degrees 43' 36" West along said North Line a distance of 20.00 feet;

THENCE North 00 Degrees 51' 45" East a distance of 86.71 feet to the TRUE POINT OF BEGINNING. m>m✓



11-3-06

Legal Description for Tax Parcel # 02052000061000

A parcel of property located in the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington, described as follows:

The South Half of Tracts 3 and 4 of that Short Plat recorded in Book 2 of Short Plats, page 209, Skamania County Records

Skamania County Assessor

Date 11-4-24 Parcel# 02052000061000
LM

LEGAL DESCRIPTION FOR STEVEN BAUNACH
Parcel D in Record of Survey (A. F. 2006160181)

October 3, 2006

A parcel of property situated in the Southwest quarter of the Northwest quarter of Section 20, Township 2' North, Range 5 East of the Willamette Meridian, Skamania County, Washington being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20;

THENCE South 88 Degrees 43' 36" East along the North line of said Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20 and its Easterly extension thereof a distance of 995.61 feet;

THENCE North 00 Degrees 51' 45" East a distance of 116.71 feet To the TRUE POINT OF BEGINNING;

THENCE continuing North 00 Degrees 51' 45" East a distance of 323.55 feet;

THENCE South 89 Degrees 08' 15" East a distance of 77.30 feet;

THENCE South 00 Degrees 51' 45" West a distance of 11.55 feet;

THENCE South 89 Degrees 08' 15" East a distance of 204.70 feet;

THENCE South 00 Degrees 51' 45" West a distance of 247.28 feet;

THENCE South 40 Degrees 50' 03" West a distance of 84.45 feet;

THENCE North 89 Degrees 08' 15" West a distance of 227.75 feet to the TRUE POINT OF BEGINNING.

Except easements and restrictions of record.

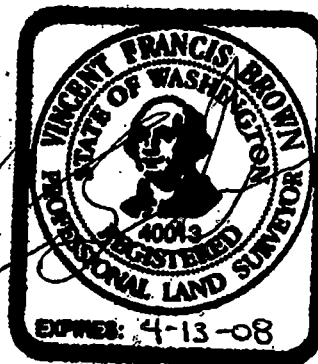
Gary H. Martin, Skamania County Assessor

Date 11/6/06 ^{GS} Parcel # 2-5-20-500

Skamania County Assessor

Date 11-4-24 Parcel # 02052000050000

LM



11-3-06
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