

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

2024-001752

11/26/2024 12:51 PM

Request of: CLARK COUNTY TITLE



00019990202400017520060056

**When recorded return to:**

Anje Marie Earl, a single woman  
251 Canyon Ridge Road  
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100  
Vancouver, WA 98683

Escrow No.: 612897271

CL 26439

Skamania County

Real Estate Excise Tax

37503

NOV 26 2024

PAID \$10,535.00

Skamania County Treasurer  
*[Signature]*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Peter McAllister, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Anje Marie Earl, a single woman

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PORTION OF SECTION 8 T1N R5EWM

Tax Parcel Number(s): 01050800010500, 01050800010506

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Skamania County Assessor

Date 11/25/24 Parcel # 1-5-8-105  
11/26/24 G.S. + 105-06  
*[Signature]*

STATUTORY WARRANTY DEED  
(continued)

Dated: November 22, 2024

Peter McAllister  
Peter McAllister

State of ~~Washington~~ Oregon  
County of ~~Clark~~ Multnomah  
This record was acknowledged before me on 11/22/2024 by Peter McAllister.

Heather Nicole Tianen  
(Signature of notary public)  
Notary Public in and for the State of ~~Washington~~ Oregon  
My commission expires: ~~07/20/2027~~ 11/21/2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 01050800010500 and 01050800010506**

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BEGINNING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 01°39'50" WEST, 676.63 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 89°59'11" WEST, 1635.05 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF THE COLLINS SHORT PLAT AS SHOWN ON THE MAP THEREOF RECORDED IN BOOK "3", PAGE 171, OF SHORT PLATS; THENCE NORTH 01°30'57" EAST, 118.98 FEET TO THE SOUTHERLY LINE OF LOT 2 OF SAID SHORT PLAT; THENCE NORTH 71°22'05" EAST, 154.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 100.01 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 12.94 FEET AND THROUGH A CENTRAL ANGLE OF 07°24'52" (THE CHORD OF WHICH BEARS NORTH 67°39'39" EAST, 12.93 FEET); THENCE NORTH 63°57'13" EAST, 302.12 FEET; THENCE NORTH 01°30'57" EAST, 386.02 FEET TO THE NORTH LINE OF SAID SECTION 8; THENCE SOUTH 89°17'48" EAST, 1212.11 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 11/25/24 Parcel # 1-S-E-105  
G.S.

## EXHIBIT "B"

### Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
2. TERMS, COVENANTS AND CONDITIONS CONTAINED IN APPLICATION FOR CURRENT USE  
CLASSIFICATION, ENTERED IN TO PURSUANT TO RCW 84.34 (INCLUDING POTENTIAL LIABILITY FOR FUTURE APPLICABLE TAXES, ANY SPECIAL BENEFIT ASSESSMENTS LEVIED BY LOCAL GOVERNMENTS, PENALTIES AND INTEREST UPON BREACH OF, OR WITHDRAWAL FROM, SAID CLASSIFICATION);  
NOTICE OF APPROVAL  
RECORDED: September 07, 2022  
RECORDING NO.: 2022001839  
CLASSIFICATION: DESIGNATED FOREST LAND
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE  
AUDITOR'S FILE NO.: BOOK N, PAGE 583  
AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY  
  
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE  
AUDITOR'S FILE NO.: BOOK W, PAGE 391  
AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY  
  
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE  
AUDITOR'S FILE NO.: 31248  
AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY  
  
AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: ROAD MAINTENANCE  
RECORDED: October 14, 1997  
AUDITOR'S FILE NO.: BOOK 169, PAGE 918  
  
COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
AUDITOR'S FILE NO.: BOOK 221, PAGE 430  
  
MATTERS DISCLOSED BY SHORT PLAT RECORDED IN BOOK 3, PAGE 171 WHICH INCLUDE  
PRIVATE ROAD EASEMENT.  
  
MATTERS DISCLOSED BY SURVEY RECORDED IN BOOK 3, PAGE 285 WHICH INCLUDE  
PRIVATE ROAD EASEMENT.  
  
MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. 2005159381.

## **EXHIBIT "B"**

Exceptions  
(continued)

### **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

PURPOSE: RIGHT OF WAY

RECORDED: November 23, 2015

AUDITOR'S FILE NO.: 2015002462

AREA AFFECTED: SAID PREMISES

Commitment No.: CL26939

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### **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: USA

PURPOSE: TRANSMISSION LINES

RECORDED: January 17, 1942

AUDITOR'S FILE NO.: BOOK 28 PAGE 572

AREA AFFECTED: SAID PREMISES

### **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

PURPOSE: ROAD PURPOSES

RECORDED: February 03, 1994

AUDITOR'S FILE NO.: BOOK 141 PAGE 264

AREA AFFECTED: SAID PREMISES

### **AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

REGARDING: PRIVATE ROADWAY

RECORDED: August 01, 1990

AUDITOR'S FILE NO.: BOOK 120 PAGE 19

### **JOINT DECLARATION AND THE TERMS AND CONDITIONS THEREOF, RECORDED March 31,**

2003 UNDER AUDITOR'S FILE NO. BOOK 239 PAGE 709.

20. COVENANTS, CONDITIONS, RESTRICTIONS CONTAINED IN SETTLEMENT

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED May 13, 2005

UNDER AUDITOR'S FILE

NO. 2005157298.