

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

2024-001768

12/03/2024 01:50 PM

Request of: COLUMBIA GORGE TITLE



00020011202400017680060065

When recorded return to:

Tyler Maxwell and Laura Vanessa
Maxwell-Orellana, husband and wife
3658 SE Walnut Street
Hillsboro, OR 97123

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612897172

Skamania County

Real Estate Excise Tax

37507

DEC 03 2024

PAID

\$ 10,382.00


Skamania County Treasurer

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew R. Blount, a married man as his sole and 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 Tyler Maxwell and Laura Vanessa Maxwell-Orellana, husband
and wife

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.)

Ptn. Sec 6, T1N, R5E W.M.

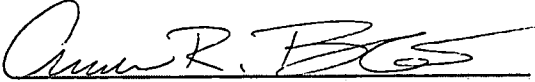
Tax Parcel Number(s): 01050610090100 

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November ³⁰~~27~~, 2024


Andrew R. Blount

State of ~~Washington~~ ^{OR}
County of ~~Clark~~ ^{Hood River}

This record was acknowledged before me on 11/30/2024 by Andrew R. Blount.

(Signature of notary public)

Notary Public in and for the State of OR

My commission expires: 1/20/26

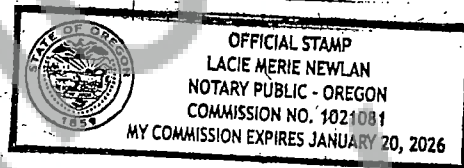


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 01050610090100

A parcel of land located in the Northwest Quarter and the Northeast Quarter of the Northeast Quarter of Section 6, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

A parcel of land located in the North half of the Northeast Quarter of Section 6, Township 1 North, Range 5 East of the Willamette Meridian, Skamania county, Washington, more particularly described as follows:

Beginning at the Southwest corner of a tract of land conveyed to Eldon D. Heller, et us, by deed dated April 12, 1968, and recorded at Page 15 of Book 59, records of Skamania County, Washington, said Southwest corner hereinafter referred to as Point "A";

Thence South 86° 14' 37" East along the South line of said tract 180 feet to the Southwest corner of a tract of land conveyed to Eldon Heller, et ux, by deed recorded in Page 102 of Book 64, records of Skamania County, Washington;

Thence North 240 feet, more or less, to the center of Sportsman Road;

Thence Northwesterly along the center line of Sportsman Road to a point that is 279.38 feet North of the Point of Beginning;

Thence South 03° 45' 23" West 279.38 feet to the Point of Beginning.

EXCEPT any portion lying within Sportsman Road.

TOGETHER WITH the following described strip of land;

Beginning at aforesaid Point "A"

Thence South 86° 14' 37" East, along the South line of said Heller Tract, for a distance of 23.54 feet;

Thence leaving said South line, South 59° 43' 00" West, for a distance of 43.88 feet;

Thence North 30° 17' 00" West, for a distance of 88.59 feet;

Thence North 59° 42' 51" East, for a distance of 58.41 feet;

Thence North 01° 49' 21" West, for a distance of 17.39 feet;

Thence along the arc of a tangent 5.50 foot radius curve to the right, the long chord of which bears North 26° 04' 03" East, with a chord distance of 5.15 feet through a central angle of 55° 46' 50", for an arc distance of 5.35 feet;

Thence North 53° 57' 28" East for a distance of 17.90 feet to a point on the West line of said Heller Tract per Deed recorded at Page 15 of Book 59;

EXHIBIT "A"
Legal Description
(continued)

Thence South 03° 45' 23" West, along the East line, for a distance of 115.07 feet, to the Point of Beginning at aforesaid Point "A".

Skamania County Assessor *am*

Date 12/3/24 Parcel# 010506106 90100

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:
For :Pipeline
Book :41
Page :190
4. Agreement, including the terms and provisions thereof:

Recorded :March 21, 1988
Book :108
Page :819
5. Matters as disclosed in survey recorded January 20, 1985 in Book 3, Page 1 of Surveys, Skamania County Records.
6. Private Street Maintenance Agreement, including the terms and provisions thereof:

Recorded :July 15, 2010
As :2010175963
7. Easements and matters as shown on Survey recorded as Auditor's File Number 2015002573, Skamania County Records