

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
PDX Fund LLC
11818 SE Mill Plain Blvd, #203
Vancouver WA 98684

Skamania County, WA
Total: \$303.50 Pgs=1
MISC
Request of: PDX RENOVATIONS
eRecorded by: Simplifile

2024-001779
12/05/2024 01:04 PM

Notice of Memorandum for
Sale and Purchase of Real Estate

Notice of Memorandum for Sale and Purchase of Real Estate


Notice is hereby given of a Sales Agreement To Purchase & Sell Real Estate, Between PDX F2, LLC (Buyer), a Washington limited liability company, and Raymond P. Strickland (Seller), a Washington resident, for the sale and transfer of real property described below;

The following real property situated in Skamania County, Washington:
Commonly Known as: 101 Brooks Rd, Carson, WA 98610

Legal Description: A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17; THENCE WEST 416 FEET FOLLOWING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE WEST 208 FEET FOLLOWING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 208 FEET; THENCE EAST 208 FEET TO THE POINT SOUTH OF THE INITIAL POINT; THENCE NORTH 208 FEET TO THE INITIAL POINT.

Date of the CONTRACT TO SELL REAL ESTATE: November 14, 2024
Conveyance: \$300.00 as earnest money and other valuable consideration.
Assessor's Property Tax Parcel: 03-08-17-3-0-2000-00
Escrow for this transaction is at: WFG National Title 2004 SE 192nd Ave, Suite 100 Vancouver, WA 98683 Phone: (360) 314-0339


PDXF2, LLC
By: JPT Enterprises Inc., as manager
Its: Brad Taylor as Authorized Signer

State of Washington

County of Clark

ANDREY G GERMANOV
Notary Public
State of Washington
Commission # 24023202
My Comm. Expires Jul 5, 2028

On the 5th day of December in the year 2024, before me, the undersigned, a notary public in and for the State of Washington, personally appeared Brad Taylor, as personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual (s), or the person on behalf of which the individual(s) acted.


Signature of Notary Public
My Commission will expire: July 5, 2028