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**When recorded return to:**

Nicholas D. Rogers  
Gevurtz Menashe, P.C.  
115 NW First Avenue, Suite 400  
Portland, OR 97209

Skamania County  
Real Estate Excise Tax

37513  
DEC 11 2024

**Send subsequent tax bills to:**

Amar & Jennifer Shabbir, Trustees  
62 Dolan Road  
Washougal, WA 98671

PAID exempt  
Skamania County Treasurer  
M. D. McGowan Deputy

**QUITCLAIM DEED**

THE GRANTORS, **AMAR SHABBIR and JENNIFER BUEHLER SHABBIR**, husband and wife, for good and valuable consideration, convey and quitclaim to **Amar Shabbir and Jennifer L. Buehler-Shabbir, Trustees, or their successors in trust, under the SHABBIR JOINT REVOCABLE TRUST dated December 3, 2024 and any amendments thereto**, all interest in the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantors herein:

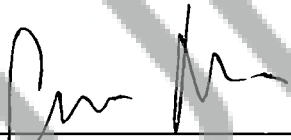
**Abbreviated Legal:**


BLA 2023-001343 of LOTS 1 & 2 ARCHIE RODGERS SP BK 3/PG 201. See EXHIBIT "A" attached hereto at Page 2 and incorporated herein for complete legal description.

**Property Address:** 62 Dolan Road, Washougal, WA 98671

**Tax Parcel Number:** 01050610020000 & 01050610020100 *DM*

DATED this 3 day of December 2024.

  
\_\_\_\_\_  
Amar Shabbir

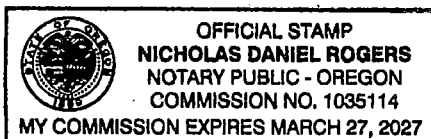
  
\_\_\_\_\_  
Jennifer Buehler Shabbir

STATE OF OREGON )

County of Multnomah )

) SS.

This record was acknowledged before me on December 3, 2024, by Amar Shabbir and Jennifer Buehler Shabbir.



  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My commission expires: March 27, 2027

**EXHIBIT "A"**

**PARCEL 1:**

COMMENCING at a 2-1/2" iron pipe with pin in monument case at the centerline of Washougal River Road at Station 8+20.42 as shown on that certain Short Plat as recorded in Book 3 of Short Plats, at Page 201, records of Skamania County, Washington.

Thence along a random line South 76°00'48" East 100.00 feet to a 1/2" iron pipe in concrete, said pipe being the Northwest corner of Lot 2 of said Short Plat;

Thence along the Northerly line of said Lot 2 the following courses and distances:

Thence South 74°16'50" East, 34.12 feet to a 3/4" iron pipe in concrete;

Thence South 48°42'47" East, 171.66 feet to a 1/2" iron pipe in concrete;

Thence South 13°17'32" East, 199.60 feet to the Northwest corner of boundary line adjusted Lot 1, marked by a 1/2" iron pipe in concrete and the TRUE POINT OF BEGINNING:

Thence South 42°20'32" East, 216.59 feet to a 1/2" iron rod;

Thence South 09°53'05" East, 351.90 feet, more or less, to the top of the right bank of the Washougal River;

Thence North 39°15'05" West, along said top of bank 344.00 feet, more or less;

Thence North 49°58'05" West, 19200 feet, more or less;

Thence North 59°33'27" West, 32.94 feet, more or less;

Thence leaving said top bank, North 28°42'58" East, 1.37 feet to a 1/2" iron rod;

Thence North 61°59'30" East, 210.80 feet to the TRUE POINT OF BEGINNING.

CONTAINING 1.60 acres of land, more or less.

**PARCEL 2:**

COMMENCING at a 2-1/2" iron pipe with pin in monument case at the centerline of Washougal River Road at Station 8+20.42 as shown on that certain Short Plat as recorded in Book 3 of Short Plats, at Page 201, records of Skamania County, Washington.

Thence along a random line South 76°00'48" East 100.00 feet to a 1/2" iron pipe in concrete, said pipe being the Northwest corner of Lot 2 of said Short Plat and the TRUE POINT OF BEGINNING:

Thence South 74°16'50" East, 34.12 feet to a 3/4" iron pipe in concrete;

Thence South 48°42'47" East, 171.66 feet to a 1/2" iron pipe in concrete;

Thence South 13°17'32" East, 199.60 feet to the Northwest corner of boundary line adjusted Lot 1, marked by a 1/2" iron pipe;

Thence South 61°59'30" West, 210.80 feet to a 1/2" iron rod;

Thence South 28°42'58" West, 1.37 feet, mor or less, to the top of the right bank of the Washougal River;

Thence North 59°33'27" West, 72.23 feet, more or less;

Thence North 72°52'05" West, 174.00 feet, more or less;

Thence South 60°00'55" West, 59.70 feet to the West line of said Lot 2;

Thence leaving said top of bank North 40°54'18" East, 260.20 feet to a 1/2" iron rod with a yellow plastic cap marked, "SWART 16929";

Thence North 28°43'22" East 185.05 feet to the TRUE POINT OF BEGINNING.

CONTAINING 2.28 acres of land, more or less.

Skamania County Assessor

Date 2/11/24 Parcel# 1-5-6-1-200  
DM 1-5-6-1-201