



WHEN RECORDED RETURN TO:

DOUGLAS W. KAPP

972 JESSUP RD.

BINGEN, WA 98605

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

STATUTORY WARRANTY DEED (FULFILLMENT)

REFERENCE NUMBER(S) of Documents assigned or released:

AFN 2016-000032 (January 7, 2016) *Excise No. 2016-31626*

☐ Additional numbers on page ____ of document.

JAN. 7, 2016

GRANTOR(S):

1. RONALD G. KAPP

2.

Skamania County

Real Estate Excise Tax

3.

4.

N/A

☐ Additional names on page ____ of document.

DEC 16 2024

GRANTEE(S):

1. DOUGLAS W. KAPP

2.

PAID

refer to Excise 31626

did 1/7/2016

Skamania County Treasurer

3.

4.

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

SW 1/4 SW 1/4 SW 1/4 of Section 11, Township 3 North, Range 9 East, W.M.

NW 1/4 SW 1/4 SW 1/4 of Section 11, Township 3 North, Range 9 East, W.M.

☒ Complete legal on page 2 & 3 of document.

Assessor's Property Tax Parcel #

03-09-11-30-1-000-00; and 03-09-11-30-1-001-00

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

WHEN RECORDED RETURN TO:

DOUGLAS W. KAPP
972 JESSUP RD.
BINGEN, WA 98605

STATUTORY WARRANTY DEED (FULFILLMENT)

THE UNDERSIGNED GRANTOR, RONALD G. KAPP, a single person, for and in consideration of mutual love and affection, and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, hereby conveys and warrants, to **THE GRANTEE, DOUGLAS W. KAPP**, as his separate property, in and to the following described real property situated in the County of Skamania, State of Washington, being more particularly described as follows:

PARCEL I

Beginning at the northeast corner of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 11, Township 3 North, Range 9 E.W.M.; thence west 31 rods to the initial point of the tract hereby described; thence west 9 rods, more or less, to the northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 11; thence south 30 feet, more or less, to center of that certain private road leading to the Lyle L. Waters property; thence in a southeasterly direction following the center of said road to a point south of the initial point; thence north 105 feet, more or less, to the initial point;

TOGETHER WITH a parcel of land 8 feet square and pumphouse and wall constructed thereon located 150 feet south of the southwest corner of the above described real property; and easement for water pipeline and electrical conduit as now installed, and the right to repair and maintain the same;

ALSO: Beginning at the northeast corner of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 11, Township 3 North, Range 9 E.W.M.; thence west 31 rods to the initial point of the tract hereby described; thence west 9 rods, more or less, to the northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 11; thence north 36.5 feet to the existing fence line a distance of 149.07 feet to a point 23.5 feet north of the initial point; thence south 23.5 feet to the initial point;

TOGETHER WITH all water rights appurtenant to the above described real property; AND SUBJECT TO easements for public and private roads constructed over and across the above described real property.

Commonly known as "972 Jessup Road, Cook, Washington 98605."

Containing 0.53 Acres, more or less.

Assessor's Tax Parcel Number: **03-09-11-30-1-000-00; AND**

gm

PARCEL II

A tract of land located in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 11, Township 3 North, Range 9 E.W.M., described as follows:

Beginning at the northeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 11; thence west 31 rods to the initial point of the tract hereby described; thence west 9 rods, more or less, to the northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 11; thence 86.5 feet; thence in a southeasterly direction 149.07 feet to a point 73.5 feet north of the initial point; thence south 73.5 feet to the initial point;

EXCEPT that portion thereof conveyed to Robert D. Wilson and Rosie E. Wilson, husband and wife, by deed dated May 6, 1961, recorded at page 469 of Book 48 of Deeds, Records of Skamania County, Washington.

Commonly known as "982 Jessup Road, Cook, Washington 98605."

Containing 0.17 Acres, more or less.

Assessor's Tax Parcel Number: **03-09-11-30-1-001-00.**

PARCELS I & II, as described above, containing a total of 0.60 Acres, more or less.

DATED this 16 day of December, 2024.


RONALD G. KAPP, a single person
GRANTOR

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 7, 2016, filed in the property records of the Skamania County Auditor at Auditor's File Number ("AFN") 2016-000032, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

REAL ESTATE EXCISE TAX was paid on this sale or stamped exempt on receipt number 2016-31626.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **RONALD G. KAPP, a single person**, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/16/24

Leslie L Moore

Notary Public in and for the State of Washington

Residing at Skamania County, Washington

My appointment expires: 2/24/2028

