Skamania County, WA Total:\$305.50 DEED 2024-001833

12/16/2024 04:08 PM

Request of: COLUMBIA GORGE TITLE

0002009120240001833003037

When recorded return to:

Haley & Patrick DeBarge 917 Southwest Rock Creek Drive Stevenson, WA 98648

STATUTORY WARRANTY DEED

Filed for record request of: Columbia Gorge Title Reference: S-24-431

THE GRANTOR(S)

Chad William Miller and Sophie A. Miller, husband and wife,

for and in consideration of Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

THE GRANTEE(S)

Haley DeBarge and Patrick DeBarge, wife and husband, an undivided 90% interest and Jeane Barrett, Trustee of Jeane Barrett Revocable Trust dated October 25, 2017, an undivided 10% interest

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Ptn. Sec 36, T3N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS10,11,12,13,14,16 OF THE PRELIMINARY TITLE REPORT DATED NOVEMBER 4, 2024, FILE NUMBER S-24-431. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

sm 12/16/24

Tax Parcel Number(s): 03-07-36-1-4-1600-00

Skamania County

Real Estate Excise Tax

37517

DEC 16 2024

Chau William Willici

Sophie A. Miller

PAID \$ 9005.00 MSMPRING HOW DEPK

> LPB 10-05(i) rev. 10.2022 Page 1 of 3

STATE OF WASHINGTON COUNTY OF SKAMANIA

This record was acknowledged before me on 12th day of December , 20 74 by Cha William Miller and Sophie A Miller.	d
Title Title	
Signature Motory Title My commission expires: 101125	1
(0)	

EXHIBIT ALEGAL DESCRIPTION

Property Address: 450 NW Frank Johns Road, Stevenson, WA 98648

Tax Parcel Number(s): 03-07-36-1-4-1600-00

Property Description:

A tract of land located in Lot 12 of Stevenson Park Addition, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, more particularly described as follows:

Beginning at a point marking the intersection of the Westerly right of way line of the county road known and designated as Strawberry Road with the center line of the county road known and designated as Frank Johns Road; thence following the center line of the said Frank Johns Road North 42° 44' West 189.13 feet; thence North 17° 44' West 159.87 feet; thence North 19° 18' West 21.3 feet to the initial point of the tract hereby described; thence North 19° 18' West 125 feet; thence North 76° 40' East to the intersection with an unnamed creek and the Northeasterly line of the said Lot 12; thence following the Easterly line of the said Lot 12 in a Southeasterly direction to a point North 76° 40' East of the initial point; thence South 76° 40' West to the initial point.

EXCEPT right of way for said Frank Johns Road.

Skamania County Assessor

Date <u>12-16-24</u> Parcel# <u>0307361416000</u>0