

12/23/2024 03:58 PM

Request of: COLUMBIA GORGE TITLE



Recordation Requested By/Return to:
FIDELITY NATIONAL TITLE COMPANY
5400 MEADOWS ROAD, SUITE 100
LAKE OSWEGO, OR 97035
File No. 45142407020

Send Tax Notices to:
DOUGLAS NIEMI AND KARIS NIEMI
102 HILLSBERRY ROAD
WASHOUGAL, WA 98671

QUITCLAIM DEED

THIS DEED, executed this 18th day of December, 2024, THE GRANTOR(S)

DOUGLAS NIEMI, AS HIS SEPARATE ESTATE,

for and in consideration of \$0.00

in hand paid, conveys, and quit claims to **DOUGLAS NIEMI AND KARIS NIEMI, HUSBAND AND WIFE**, he following real estate, situated in the County of **CLARK**, State of Washington:

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

Tax Parcel Number: 01-05-03-0-0-0114-00

Property Address: 102 HILLSBERRY ROAD, WASHOUGAL, WA 98671

Abbreviated Legal Description (required if full legal not inserted above): Lot 2 short Plat 3-76 and Lot 1 Short Plat 3-159

This instrument was prepared without the benefit of a title examination.

Skamania County
Real Estate Excise Tax

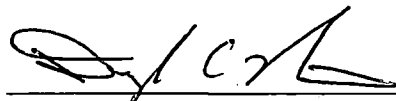
37536

DEC 23 2024

PAID

PAID exempt
Skiatook County Treasurer
Mark Bragman Deputy

Dated: 12/18/24

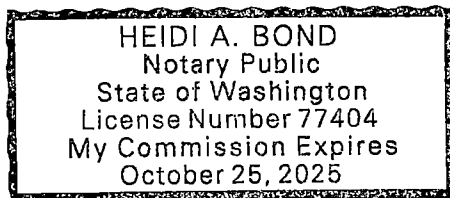

DOUGLAS NIEMI


STATE OF WASHINGTON)
) SS.
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that **DOUGLAS NIEMI** is/are the person(s) who appeared before me and said person(s) acknowledged that she/he/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12-18-24

(Seal)




Notary name printed or typed:
Notary Public in and for the State of WA
Residing at Longview
My Appointment Expires: 102525

This Instrument Prepared By:
BRENT DILLE WA Bar No. 25137
o/b/o BC LAW FIRM, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

Unofficial Copy

EXHIBIT "A"

A PARCEL OF PROPERTY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, AND BEING A PORTION OF LOT 2 OF THAT SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 76 AND LOT 1 OF THAT SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 159, SKAMANIA COUNTY RECORDS AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 01°36'13" EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 288.7 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°35'28" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 420.00 FEET;

THENCE NORTH 01°36'13" EAST PARALLEL WITH THE SAID EAST LINE 42.0 FEET TO THE NORTH LINE OF SAID LOT 1;

THENCE NORTH 89°35'28" WEST ALONG SAID NORTH LINE 342.26 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF HILLSBERRY ROAD;

THENCE NORTH 57°12'29" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 600.05 FEET TO THE NORTH LINE OF SAID LOT 2;

THENCE SOUTH 89°32'25" EAST ALONG THE NORTH LINE OF SAID LOT 2 AND 1 A DISTANCE OF 267.02 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 01°36'13" WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 370.41 FEET TO THE TRUE POINT OF BEGINNING.

Situated in the County of Skamania, State of Washington.


Skamania County Assessor

Date 12/23/24 Parcel# 01050300011400