

Skamania County, WA  
Total: \$305.50  
DEED  
Pgs=3

2024-001917

12/30/2024 04:06 PM

Request of: COLUMBIA GORGE TITLE



00020200202400019170030036

AFTER RECORDING MAIL TO:  
James A. Feltman  
1924 Duncan Creek Road  
Stevenson, WA 98648

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC  
Escrow Number: 24-173721

### QUIT CLAIM DEED

Abbreviated Legal: Ptn. Sec 28, T2N, R6E, W.M.

Additional legal(s) on page: 3

Assessor's Tax Parcel Number(s): 02062800100600, 02062800100606 *2M 12/30/24*

THE GRANTOR Bridge Court Development Corp, a Washington Corporation, successor by merger to Bridge Court Development Corp, a Wyoming Corporation, for and in consideration of Mere change in identity, conveys and quit claims to James A. Feltman, a married man as his separate estate, the following described real estate, situated in the County of Skamania, State of Washington:

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

Together with all after acquired title of the grantor(s) herein:

Skamania County

Real Estate Excise Tax

31550

DEC 30 2024

PAID

*exempt*

*Skamania County Treasurer*  
*Mark Maginn Deputy*

Dated this 21<sup>st</sup> day of DECEMBER, 2024


Bridge Court Development Corp

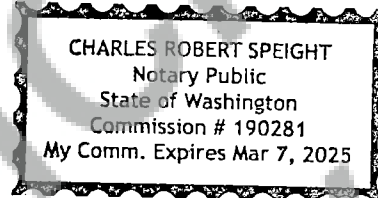
By:   
Its Governor

STATE OF Washington

County of Skamania

This record was acknowledged before me on this this 21<sup>st</sup> day of December, 2020  
by James A. Feltman, as Governor, of Bridge Court Development Corp.

  
Notary Public for Washington  
My Commission Expires: 3/7/2025



**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO QUITCLAIM DEED**

A portion of the North Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 28, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at an iron pipe with brass cap marking the quarter corner between Sections 27 and 28; thence North 88° 54' 56" West, along the North line of the Southeast Quarter of Section 28 as shown in Volume 3 of Surveys, Page 297, Skamania Auditor's Records, 910.00 feet to the true point of beginning; thence South 15° 31' 25" West, 737.57 feet to a point hereinafter called point "C"; thence following the centerline of a 60 foot private road and utility easement, North 86° 00' 00" West, 50.00 feet; thence South 80° 00' 00" West, 115.00 feet; thence South 59° 00' 00" West, 160.00 feet; thence along the arc of a 30 foot radius curve to the right, through a central angle of 83° 00' 00", for an arc distance of 43.46 feet; thence along the arc of a 366.76 foot radius curve to the right through a central angle of 22° 00' 00" for an arc distance of 140.83 feet; thence North 16° 00' 00" West, 75.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of 203° 00' 00", for an arc distance of 177.15 feet; thence South 39° 00' 00" East, 15.00 feet; thence along the arc of a 100 foot radius curve to the right through a central angle of 28° 38' 52", for an arc distance of 50.00 feet to a point hereinafter called point "B"; thence leaving said 60 foot easement centerline, South 86° 25' 24" West, 1089.56 feet; thence North 29° 00' 00" West, 60.00 feet to the position of iron rod no. 3 (Survey 3-297); thence North 52° 33' 56" East, following the Northwesternly line of the MacDonald Tract as described in Book 142 of Deeds, Page 738, Skamania County Auditor's Records, 53.22 feet; thence North 55° 57' 15" East, 49.75 feet to the West line of the North Half of the Southeast Quarter of Section 28; thence North 00° 55' 04" East, along said West line, 47.74 feet to the Westerly Southwest corner of the Heffernan Tract as described in Book 142 of Deeds, Page 736; thence South 65° 13' 53" East, along the Southeasterly line of the Heffernan Tract, 43.13 feet; thence North 44° 27' 43" East, 253.01 feet; thence North 37° 32' 04" West, 167.04 feet to the Southerly Southwest corner of Lot 1 as shown in Book 3 of Short Plats, Page 253; thence South 88° 54' 56" East, 580.49 feet to the Southeast corner of Lot 1; thence North 00° 55' 04" East, 350.10 feet to the Northeast corner of Lot 1; thence South 88° 54' 56" East, along the North line of the North half of the Southeast Quarter of Section 28, for a distance of 1009.65 feet to the true point of beginning.

SITUATE IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Skamania County Assessor

Date 12/2/21 Parcel# 02062800/00600  
02062800/00600  
LM