



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

THE GRANTOR Nelly V. Feltman, spouse of grantee herein for and in consideration of to separate community property, 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

37551

DEC 30 2024

PAID

exempt
Skamania County Treasurer
W. A. Kingham Deputy

Dated this 21 day of December, 2024

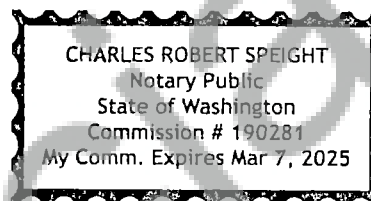
Nelly V. Feltman
Nelly V. Feltman

STATE OF Washington

County of Skamania

This record was acknowledged before me on this this 24 day of December, 24,
by Nelly V. Feltman.

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



Unofficial Copy

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 Northwesterly 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 *DMJ*

Date 12/31/24 Parcel# 02062800100600
02062800100606