

When recorded return to:
Joe Kear
501 Bishop Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 622-89429

Skamania County
Real Estate Excise Tax

N/A

JAN 06 2025

Refer to Excise # 32689

PAID dated 07/24/2017

KSA, Deputy Skamania County Treasurer

STATUTORY WARRANTY DEED
Fulfillment

THE GRANTOR(S)

Gerald W. Harteloo and Linda K. Harteloo, husband and wife
for and in consideration of in hand paid, conveys and warrants to
Joe Kear, an unmarried person

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

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

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

Sec. 20 T. 2. N., R. 5 E. W. M.
Tax Parcel Number(s): 02052000080100

Subject to:

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

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 18, 2017 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 July 24, 2017 receipt number 32689 JK AFN# 2017001510

Dated: July 18, 2017

Gerald W. Harteloo
Gerald W. Harteloo
Linda K. Harteloo
Linda K. Harteloo

STATUTORY WARRANTY DEED

Fulfillment
(continued)

State of WASHINGTON
County of SKAMANIA

Clark

I certify that I know or have satisfactory evidence that Gerald W. Harteloo and Linda K. Harteloo are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/19/17

[Signature]
Mark V. Korpela, Jr.
Notary Public in and for the State of Washington
Residing at: Woodland, WA
My appointment expires: February 28, 2021



Unofficial Copy

EXHIBIT "A"

Legal Description

A portion of the Northwest Quarter of the Southeast Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 5/8 inch iron rod marking the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 20, as shown in Book 3 of Surveys, Page 445, Skamania County Auditor's Records; thence North 01° 25' 57" East, along the West line of the Northwest Quarter of the Southeast Quarter of Section 20 (Survey 3-445), for a distance of 980.02 feet to the approximate centerline of an existing gravel road, as shown in said Survey; thence, following said centerline, as shown in said survey, the following described courses: thence along the arc of a 260.00 foot radius curve to the right, through a central angle of 41° 38' 59", for an arc distance of 189.00 feet, the chord of which bears South 84° 49' 30" East, 184.87 feet; thence South 64° 00' 00" East, for a distance of 54.00 feet; thence along the arc of a 600.00 foot radius curve to the right, through a central angle of 34° 00' 00", for an arc distance of 356.05 feet, the chord of which bears South 47° 00' 00" East, 350.85 feet; thence South 30° 00' 00" East, for a distance of 121.00 feet; thence along the arc of a 250.00 foot radius curve to the right, through a central angle of 25° 00' 00", for an arc distance of 109.08 feet, the chord of which bears South 17° 30' 00" East 108.22 feet; thence along the arc of a 40.00 foot radius curve to the left, through a central angle of 109° 00' 47", for an arc distance of 76.11 feet, the chord of which bears South 59° 29' 51" East, 65.13 feet; thence, leaving said centerline South 24° 00' 14" East, for a distance of 525.45 feet to a 5/8 inch iron rod, as shown in Book 1 of Surveys, page 157, Skamania County Auditor's Records on the South line of the Northwest quarter of the Southeast quarter of Section 20; thence North 88° 37' 46" West, for a distance of 876.91 feet to the Point of Beginning.

TOGETHER WITH the following described property:

Beginning a portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 5/8 inch iron rod marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 20, as shown in Book 1 of Surveys, page 157, Skamania County Auditor's Records; thence South 01° 23' 47" West, along the West line of the Southwest Quarter of the Southeast Quarter of Section 20, as shown in a 2010 "Hagedorn, Inc. Survey", for a distance of 190.00 feet; thence South 88° 37' 46" East, parallel with the North line of the Southwest Quarter of the Southeast Quarter of Section 20 (2010 Hagedorn, Inc. Survey), for a distance of 600 feet; thence South 01° 23' 47" West, for a distance of 288.75 feet to the center of a creek; thence, following the center of said Creek the following described courses: thence South 70° 20' 00" East, 17.53 feet; thence South 81° 13' 00" East, 26.00 feet; thence South 38° 41' 00" East, 23.00 feet; thence North 82° 48' 00" East, 17.00 feet; thence South 82° 03' 00" East, 40.00 feet; thence South 55° 48' 00" East, 36.00 feet; thence South 46° 25' 00" East, 33.00 feet; thence South 7° 21' 00" East, 32.00 feet; thence South 59° 27' 00" East, for a distance of 48.00 feet to the center of the West Fork of the Washougal River; thence, following the center of the West Fork of the Washougal River and following described courses: thence North 7° 55' 00" East, 118.00 feet; thence North 23° 51' 00" East, 112.00 feet; thence North 13° 05' 00" East, 142.00 feet; thence North 18° 00' 00" East, 100.00 feet; thence North 81° 29' 00" East, 52.00 feet; thence North 36° 25' 00" East, 67.50 feet; thence North 17° 45' 00" West, for a distance of 64.00 feet to the North line of the Southwest Quarter of the Southeast Quarter of Section 20; thence north 88° 37' 46" West, along said North line, for a distance of 1023.91 feet to the Point of Beginning.

Skamania County Assessor *AMW*

Date 1/6/25 Parcel# 020520000 80100

Exhibit B

Together with:

Also including a 40 foot wide easement for road or utility purposes along the northwesterly line of said 20.25-acre tract, which follows an existing gravel road, and is 20 feet on each side of the following described line, and also of which the seller retains 20 feet of this easement on the south side (buyer's side) of the described line:

BEGINNING at a 5/8 inch iron rod marking the Southwest Corner of the Northwest Quarter of the Southeast quarter of Section 20, as shown In Book 3 of Surveys, page 445, Skamania County Auditor's Records; thence North $01^{\circ} 25' 57''$ East, along the West line Of the Northwest quarter of the Southeast quarter of Section 20 (Survey 3-445), for a Distance of 980.02 feet to the approximate centerline of an existing gravel road, as shown in Said survey; thence, following said centerline, as shown in said survey, the following described Courses: thence along the arc of a 260.00 foot radius curve to the right, through a central Angle of $41^{\circ} 38' 59''$, for an arc distance of 189.00 feet, the chord of which bears South $84^{\circ} 49' 30''$ East, 184.87 feet; thence South $64^{\circ} 00' 00''$ East, for a distance of 54.00 feet; Thence along the arc of a 600.00 foot radius curve to the right, through a central angle Of $34^{\circ} 00' 00''$ for an arc distance of 356.05 feet, the chord of which bears South $47^{\circ} 00' 00''$ East, 350.85 feet; thence South $30^{\circ} 00' 00''$ East, for a distance of 121.00 feet; Thence along the arc of a 250.00 foot radius curve to the right through a central angle of $25^{\circ} 00' 00''$, for an arc distance of 109.08 feet, the chord of which bears South $17^{\circ} 30' 00''$ East, 108.22 feet; thence along the arc of a 40.00 foot radius curve to the left through a Central angle of $109^{\circ} 00' 47''$, for an arc distance of 76.11 feet, the chord of which bears South $59^{\circ} 29' 51''$ East, 65.13 feet AND THE END OF THIS DESCRIPTION.