

Skamania County, WA  
Total: \$304.50  
DEED  
Pgs=2

2025-000099

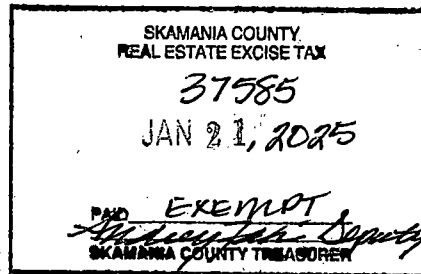
01/21/2025 11:31 AM

Request of: THE LARSON LAW FIRM

00020365202500000990020027

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO**

The Larson Law Firm, P.C.  
1800 Blankenship Rd., Suite 400  
West Linn, OR 97068



**STATUTORY WARRANTY DEED**

Assessor's Tax Parcel No.: 03753630040500

**THE GRANTOR(S)**, KIMBERLY A. ELLSWORTH, a married woman, for the consideration of mutual covenants and conveyances contained herein, which are for consideration wholly other than of cash convey and warrant to ARIC A. DEBRIAE, the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal Description: T3, R75, S 36 E.W.M.

For additional description see Exhibit "A" attached hereto and by reference made a part hereof.

(Commonly known as: Lot 2, Kuskie-St. Jean Road, Stevenson, Washington, 98648)

The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENT OF RECORD, IF ANY.

Dated: January 21, 2025

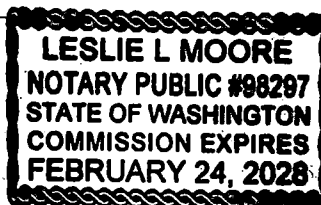
Kimberly A. Ellsworth

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

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I certify that I know or have satisfactory evidence that KIMBERLY A. ELLSWORTH is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Notary Public in and for the state of Washington  
My appointment expires: 2/24/2028



MAIL TAX STATEMENTS TO

Aric A. DeBriae  
3765 144th Avenue  
Beaverton, OR 97005

EXHIBIT "A"

Parcel Number: 03753630040500

A portion of the real property described in Deeds to James R. Kuskie and Dortha M. Kuskie, recorded at Book 46, Page 194, Skamania County Records together with adjusted portion described in Deed recorded at Book 133, Page 287, Skamania County Records, located in the Southwest quarter Section 36, Township 3 North, Range 7-1/2 East of the Willamette Meridian, Skamania County and State of Washington, being more particularly described as follows:

Commencing at an iron pipe monumenting the Northeast corner of the Henry L. Shepard Donation Land Claim No. 43; thence South 00° 48' 01" West a distance of 446.78 feet to a 5/8" iron rod, L.S.18028 monumenting the northeastern corner of the property of Nina M. St. Jean described in Deed Book 51, Page 429, together with adjusted portion described in Deed at Book 133, Page 292, Skamania County Records; thence South 89° 36' 22" West along the north line of said St. Jean tract a distance of 566.97 feet to a 5/8" iron rod, L.S.18028; thence South 15° 47' 33" West along the west line of said St. Jean tract a distance of 120.07 feet; thence North 74° 28' 14" West a distance of 100.00 feet to the P.O.B. of the following described tract:

Thence South 90° 00' 00" West a distance of 402.17 feet to the east line of Lot 2 of The Gaynor Short Plat, Book T, Page 99; thence North 11° 32' 03" West along the east line of said Lot 2 a distance of 170.06 feet to the southeast corner of Lot 1 of said Gaynor Short plat; thence a 5/8" iron rod, L.S.18028 being the southeast corner of Lot 1 of said Gaynor Short Plat; thence North 10° 37' 45" West a distance of 109.78 feet to a 1.00" iron pipe; thence North 10° 49' 19" West a distance of 44.89 feet along the east line of Lot 6, Block 6 of the Second Addition to Hill Crest Acres Subdivision; thence South 90° 00' 00" East a distance of 495.66 feet to a point; thence South 00° 00' 00" West a distance of 207.75 feet to a point; thence South 15° 31' 46" West a distance of 115.07 feet to the P.O.B.

TOGETHER WITH an access easement for ingress and egress over and across a portion of LOT ONE (1) measuring 20 feet in width from the P.O.B. of the centerline described as follows:

Commencing at a 5/8" iron rod monumenting the Southwest corner of the property of Nina M. St. Jean described in Deed Book 51, Page 429, together with adjusted portion described in Deed at Book 133, Page 292, Skamania County Records; thence South 89° 11' 50" West a distance of 68.99 feet to the P.O.B. of the following described portion of Parcel One:

Thence North 19° 39' 48" East a distance of 61.97 feet; thence North 22° 39' 48" East a distance of 162.50 feet; thence North 11° 04' 48" a distance of approximately 50.00 feet; thence North 74° 38' 14" West a distance of approximately 50.00 feet to the P.O.B. of Parcel Two, as described above.

Containing 3.36 Acres, more or less.

Commonly known as Lot 2, Kuskie-St. Jean Road, Stevenson, Washington, 98648

Skamania County Assessor *am*

Date 1/21/25 Parcel# 03753630040500