Skamania County, WA Total:\$305.50 DEED 2025-000160

02/03/2025 01:38 PM

Request of: NW LEGACY LAW PS

00020461202500001600030037

After recording return to:

NW Legacy Law, P.S. 1003 Officers Row Vancouver, WA 98661

Warranty Deed

Grantor:

William E. Harness, an individual

Grantee:

William E. Harness, Trustee of the Harness Family Trust dated

February 1, 1989

Abbreviated Legal:

LOT 1 KMS SP BK 3/PG 352 ORD 2002-10 REZONE

APN:

02051920030200

William E. Harness, an individual, Grantor, for and in consideration of \$0 in hand paid, conveys and warrants to William E. Harness, Trustee of the Harness Family Trust dated February 1, 1989, Grantee, the real property located at 371 Aberdeen Drive, situated in the County of Skamania, State of Washington, more particularly described as follows ("Property"):

See attached "Exhibit A."

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

[Remainder of page left blank intentionally.]

Skamania County
Real Estate Excise Tax
3760 中
FEB 03 2025

PAID EXEMPT

MSMARIJASYNOWTHOUSHOLLY

The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

Dated: December 2, 2024.

Grantor:

William E. Harness

STATE OF WASHINGTON) ss. COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that William E. Harness is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 2, 2024.

Notary Public for the State of Washington

Rachel T. Rigolo

My commission expires February 15, 2028

Exhibit A APN: 02051920030200

That portion of the South Half of the Northwest Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point on the West Line of the Northwest Quarter of said Section 19, which is North 00 Deg 34'44" East 1,303.05 feet from the Southwest corner of said Northwest Quarter, said point being the Southwest Corner of Skamania Highlands; thence South 88 Deg 58'36" East along South Line of Skamania Highlands. 304.61 feet to the center of Aberdeen Drive and the true point of beginning of the Tract herein described; thence South 88 Deg 58'36" East, 1,142.67 feet along the South Line of Skamania Highlands; thence South 00 Deg 34'44" West, 897.53 feet; thence North 89 Deg 23'29" West, 465.54 feet; thence North 00 Deg 34'44" East, 875.91 feet; thence North 88 Deg 58'36" West, 677.22 feet; thence North 00 Deg 48'55" West, 25.0 feet to the True Point of Beginning.

AKA LOT 1 of the KMS Short Plat in Book 3 Page 325.

Skamania County Assessor

Date 2/3/25 Parcel # 02051920030200