Skamania County, WA Total:\$304.50 DEED

2025-000167 02/04/2025 10:49 AM

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WHEN RECORDED RETURN TO

PETTIS WEBBER PACIFIC P.S. Attorneys at Law 1500 D Street Vancouver, WA 98663

Skamania County
Real Estate Excise Tax
37609

FEB **0 4** 2025

PAID EXEMPT

MSHAMARIA COUNTY Treasurer to

QUIT CLAIM DEED

GRANTOR(S):	KAREN E. ASHLEY
GRANTEE(S):	KARENE. ASHLEY, TRUSTEE(S) of the ASHLEY REVOCABLE LIVING TRUST u/t/ NOV 0 8 , 2024
ABBREVIATED	LEGAL DESCRIPTION: PTN SEC 36, T3N, R7EWM
ASSESSOR'S T	AX PARCEL ID # 03073644070000
REFERENCE N	O: n/a

THE GRANTOR(S), KAREN E. ASHLEY, for no consideration, convey(s) and quit claim(s) to KAREN E. ASHLEY, Trustee(s) of the ASHLEY REVOCABLE LIVING TRUST, u/t/d NUV 8 . 2024, the following-described real property commonly known as 7101 E Loop Rd, Stevenson, and situated in Skamania County, Washington, together with all after-acquired title of the Grantor(s) therein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

2024

I certify that I know or have satisfactory evidence that KAREN E. ASHLEY is the person who appeared before me and said person acknowledged that KAREN E. ASHLEY signed this instrument and acknowledged it to be KAREN E. ASHLEY'S free and voluntary act for the uses and purposes mentioned in	KAREN E. ASHLEY	
County of Clark I certify that I know or have satisfactory evidence that KAREN E. ASHLEY is the person who appeared before me and said person acknowledged that KAREN E. ASHLEY signed this instrument and acknowledged it to be KAREN E. ASHLEY'S free and voluntary act for the uses and purposes mentioned in the instrument. NOV 08		
County of Clark I certify that I know or have satisfactory evidence that KAREN E. ASHLEY is the person who appeared before me and said person acknowledged that KAREN E. ASHLEY signed this instrument and acknowledged it to be KAREN E. ASHLEY'S free and voluntary act for the uses and purposes mentioned in the instrument. NOV 08	STATE OF WASHINGTON	
I certify that I know or have satisfactory evidence that KAREN E. ASHLEY is the person who appeared before me and said person acknowledged that KAREN E. ASHLEY signed this instrument and acknowledged it to be KAREN E. ASHLEY'S free and voluntary act for the uses and purposes mentioned in the instrument. NOV 08		NOTARY: Please place seal within borders of box.
evidence that KAREN E. ASHLEY is the person who appeared before me and said person acknowledged that KAREN E. ASHLEY signed this instrument and acknowledged it to be KAREN E. ASHLEY'S free and voluntary act for the uses and purposes mentioned in the instrument. NOV 08	County of Clark)	annimm.
appeared before me and said person acknowledged that KAREN E. ASHLEY signed this instrument and acknowledged it to be KAREN E. ASHLEY'S free and voluntary act for the uses and purposes mentioned in the instrument. NOV 08	I certify that I know or have satisfactory	HAND RENT BROWN
KAREN E. ASHLEY signed this instrument and acknowledged it to be KAREN E. ASHLEY'S free and voluntary act for the uses and purposes mentioned in the instrument. NOV 0 8	evidence that KAREN E. ASHLEY is the person who	My Comm. Evolras
voluntary act for the uses and purposes mentioned in the instrument. NOV 08	KAREN E. ASHLEY signed this instrument and	August 01. 2027
the instrument.		NO. 23032020
DATED:	the instrument.	MILE OF WASHININ
DATED, 2024	NOV 0 8	Manual Comment
	DATED, 2024	
Notary Public	Notary Public /	

Printed Name:

Residing at: _

My Appointment Expires:

NOV 08

Exhibit A

Beginning at the intersection of the South line of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, with the West line of the Henry Shepard D.L.C.; thence East 115.8 feet; thence North 61 degrees 40' East 1,557.1 feet to the intersection of the center line of Vancouver Avenue with the center line of Kanaka Creek Road; said point being the initial point of the tract hereby described; thence following the center line of Kanaka Creek Road North 36 degrees 27' West 118.2 feet; thence North 55 degrees 44' West 301.8 feet; thence North 61 degrees 40' East 326.0 feet to the center of Kanaka Creek; thence South 02 degrees 25' East along the center of Kanaka Creek 80.49 feet; thence South 11 degrees 29' East along the center of Kanaka Creek 117.41 feet; thence South 39 degrees 59' East along the center of Kanaka Creek 203.91 feet; thence south 61 degrees 40' West 143.29 feet along a projection of the center line of Vancouver Avenue to the initial point.

AND EXCEPT that portion conveyed to E.O. Bay and Ruey E. Bay, husband and wife, by deed dated August 29, 1947, and recorded at page 570 of Book 31 of Deeds, Records of Skamania County, Washington.

EXCEPTING THEREFROM AND SUBJECT TO:

Rights of others thereto entitled in and to the continued uninterrupted flow of Kanaka Creek and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.

Any adverse claims based upon the assertion that Kanaka Creek has moved.

Rights of the public in and to that portion lying within roads.

J:\PWP\Clients A-L\Ashley Estate Planning\Karen E. Ashley\2024\Exhibit A 7101.wpd

Skamania County Assessor

Dat 2/3/25 Parcel # 03073(044070