

Skamania County, WA
Total: \$305.50
DEED
Pgs=3

2025-000176

02/04/2025 03:15 PM

Request of: COLUMBIA GORGE TITLE



00020479202500001760030033

Skamania County
Real Estate Excise Tax

37615

FEB 04 2025

Prepared by:
Nicholas Power, Esq. - WSBA # 45974
540 Guard Street, Suite 150
Friday Harbor, WA 98250

PAID \$ 2132.50

Skamania County Treasurer
M. J. O'Connell

Return to: Homelight Settlement, LLC – Scottsdale
1375 N. Scottsdale Road Suite 140, Scottsdale, AZ, 85257

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

JAMES OLSEN and CASSANDRA OLSEN, husband and wife,

for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys, and warrants to

FERNANDO MIRANDA and AWILDA OLIVERA, a married couple, the following described real estate, situated in the County of Clark, State of Washington:

Skamania
**See attached Exhibit A, Legal Description
incorporated herein by reference and made a part hereof.**

Being the same property conveyed unto James Olsen and Cassandra Olsen, husband and wife, by Statutory Warranty Deed recorded in Instrument No. 2017000822 in the Office of the County Recorder for Skamania County, State of Washington.

Abbreviated Legal: Section 11, T1N, R5EWM

Property Address: 51 Ernest Lane, Washougal, WA 98671
Tax Parcel Number(s): 01051110090200 *gm*

Dated: 01/31/2025

[Signature]
JAMES OLSEN

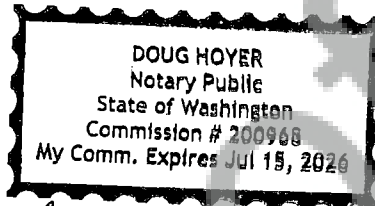
[Signature]
CASSANDRA OLSEN

STATE OF WA
COUNTY OF Clark

SS:

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

Dated: 01/31/2025



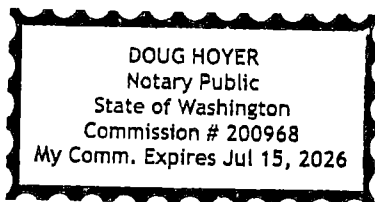
[Signature]
Notary name printed or typed: DOUG HOYER
Notary Public in and for the State of WA
Residing at Van Couver, WA
My appointment expires: 07/15/26

STATE OF WA
COUNTY OF Clark

SS:

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

Dated: 01/31/2025



[Signature]
Notary name printed or typed: DOUG HOYER
Notary Public in and for the State of WA
Residing at Van Couver, WA
My appointment expires: 07/15/26

**EXHIBIT A
LEGAL DESCRIPTION**

COMMENCING AT A POINT ON THE EAST LINE OF SECTION 11, TOWNSHIP 1 NORTH, RANGE, 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON AT IT'S INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY 14 TO IT'S INTERSECTION WITH THE EXTENSION OF THE EAST LINE OF THE TOWNSITE OF PRINDLE AS RECORDED IN BOOK 'A', PAGE 28, AND THE POINT OF BEGINNING.

THENCE, PROCEED IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF THE TOWNSITE OF PRINDLE TO THE NORTHEAST CORNER OF LOT 11, BLOCK A OF THE TOWNSITE OF PRINDLE;

THENCE IN A WESTERLY DIRECTION APPROXIMATELY 200 FEET TO THE NORTHWEST CORNER OF LOT 10 OF BLOCK A OF THE TOWNSITE OF PRINDLE;

THENCE CONTINUE IN A SOUTHERLY DIRECTION TO THE SOUTHWEST CORNER OF LOT 9 OF BLOCK A OF THE TOWNSITE OF PRINDLE;

THENCE CONTINUE IN AN EASTERLY DIRECTION UNTIL INTERSECTING WITH THE NORTHEAST CORNER OF LOT 13 OF THE TOWNSITE OF PRINDLE;

THENCE CONTINUING SOUTHERLY ALONG THE EAST LINE OF THE TOWNSITE OF PRINDLE 65.46 FEET TO A POINT ON THE EAST LINE OF LOT 14, BLOCK A OF THE TOWNSITE OF PRINDLE AS PER RECORD OF SURVEY RECORDED IN AUDITOR'S FILE NO. 2005160073;

THENCE NORTH 58° 49' 37" EAST, APPROXIMATELY 30 FEET TO THE NORTHWEST CORNER OF TRACT CONVEYED TO EARL LEE IN BOOK X OF DEEDS, PAGE 30, RECORDS OF SKAMANIA COUNTY;

THENCE CONTINUING NORTH 53° 54' 37" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LEE TRACT TO THE INTERSECTION OF SAID BOUNDARY AND THE CENTERLINE OF A CREEK THAT FLOWS SOUTH FROM SR-14;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID CREEK TO THE INTERSECTION OF THE CREEK CENTERLINE AND THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY 14;

THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY 14 TO THE EXTENSION OF THE EAST LINE OF THE TOWNSITE OF PRINDLE AND THE POINT OF BEGINNING.

AND, THE SOUTHERLY HALF OF THE VACATED FIRST STREET BETWEEN BLOCK A AND C OF THE ORIGINAL TOWNSITE OF PRINDLE.

Skamania County Assessor

Date 2/4/25 Parcel# 0105110090200