

Skamania County, WA
Total: \$306.50
DEED
Pgs=4

2025-000190

02/10/2025 11:17 AM

Request of: COLUMBIA GORGE TITLE



00020506202600001900040049

When recorded return to:

Joseph Z. Bromley and Jill Marie Bromley
1482 Mount Pleasant Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-170053

Skamania County
Real Estate Excise Tax

37618

FEB 10 2025

PAID

\$5972.00

Skamania County Treasurer
[Signature]

STATUTORY WARRANTY DEED

THE GRANTOR(S) George R. Elkins and Janet E. Elkins, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Joseph Z. Bromley and Jill Marie Bromley, a married couple

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.)

PTN Sec 4, T1N, R5E, W.M.

Tax Parcel Number(s): 01050400150600, *[Signature]*

Subject to:

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

JZB JMB

STATUTORY WARRANTY DEED
(continued)

Dated: February 4, 2025

George R. Elkins
George R. Elkins

Janet E. Elkins
Janet E. Elkins

State of ~~Washington~~ ^{mmL} Arizona
County of ~~Clark~~ ^{mmL} Yuma
This record was acknowledged before me on 2/4/2025 by George R. Elkins and Janet E. Elkins.

(Signature of notary public)
Notary Public in and for the State of Arizona
My commission expires: 3/20/2026

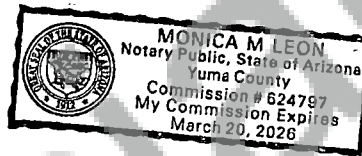


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 01050400150600

A tract of land located in a portion of Lot 4 of the George Elkins Short Plat No. 3, according to the Plat thereof recorded in Book 3 of Short Plats, at Page 240, records of Skamania County, Washington, being a portion of the Southeast Quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at the most Easterly Southeast corner of Lot 4 of the George Elkins Short Plat No. 3;

Thence North $88^{\circ} 57' 56''$ West, 1680.53 feet, along the South line of said Lot 4, to the Southeast corner of the certain tract of land, described in Quit Claim Deed, recorded in Auditors File No. 2006161255, Skamania County Records;

Thence North $05^{\circ} 23' 23''$ West; 68.57 feet, along the East line of aforesaid tract to a point on the Southerly right-of-way of State Route 140 the following five courses;

1. Thence along said curve turning to the left, through a central angle of $05^{\circ} 54' 36''$, having a radius of 642.96 feet, and arc distance of 66.32', and whose long chord bears North $35^{\circ} 58' 31''$ East, a distance of 66.29 feet;
 2. Thence North $33^{\circ} 01' 13''$ East, 140.90 feet;
 3. Thence South $56^{\circ} 58' 47''$ East; 10.00 feet;
 4. Thence North $33^{\circ} 01' 13''$ East, 61.80 feet to the beginning of a curve,
 5. Thence along said curve turning to the right, through a central angle of $28^{\circ} 48' 59''$, having a radius of 492.96 feet, an arc distance of 247.93, and whose long chord bears North $47^{\circ} 25' 43''$ East, 245.33 feet;
- Thence South $01^{\circ} 00' 35''$ West, 378.31 feet;
Thence South $88^{\circ} 57' 56''$ East, 1056.54 feet;
Thence North $01^{\circ} 00' 35''$ East, 242.58 feet;
Thence North $82^{\circ} 12' 22''$ East, 27.60 feet to the beginning of a curve,
Thence along said curve turning to the right, through a central angle of $01^{\circ} 07' 31''$, having a radius of 1000.00 feet, an arc distance of 19.64 feet, and whose long chord bears North $83^{\circ} 53' 39''$ East, 19.64 feet;

Thence North $83^{\circ} 19' 53''$ East, 255.53;

Thence South $01^{\circ} 00' 35''$ West, 363.51 feet, back to the Point of Beginning.

Skamania County Assessor *ON*

Date 2/10/25 Parcel# 01050400150600

EXHIBIT "B"
Exceptions

Taxes as they are due and payable.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Canyon Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Canyon Creek.

Any right, interest or claim which may exist or arise by reason of the fact that a road, walk, trail, path or other means of access extends over a portion of the subject land and is used by the public for access to and from Canyon Creek.

As disclosed by the assessment and tax roll, the premises herein described have been specially assessed. Potential taxes, penalties and interest incurred by reason of a change in the use of the herein described property may result.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

Easement, including the terms and provisions thereof:

For : Right of Way
Granted to : Northwestern Electric Company
Recorded : June 4, 1912
Book : N
Page : 579

Easement, including the terms and provisions thereof:

For : Right of Way
Granted to : Northwestern Electric Company
Recorded : September 24, 1930
Book : W
Page : 480

Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of GEORGE ELKINS Short Plat No. 3, Book 3, Page 240.
See recorded plat for details