

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

2025-000240

02/19/2025 02:51 PM

Request of: COLUMBIA GORGE TITLE



00020667202500002400030030

AFTER RECORDING MAIL TO:  
Justin Atkinson and Angelia Atkinson  
21 Cathmar Park Lane  
Washougal, WA 98671

Skamania County  
Real Estate Excise Tax

37631  
FEB 19 2025

PAID \$ 5877.50  
Skamania County Treasurer  
*M. J. Monaghan*

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC  
Escrow Number: 24-133606

### Statutory Warranty Deed

Abbreviated Legal: *ptn. Sec 34, T2N, R5E, W.M.*

Additional legal(s) on page: *3*

Assessor's Tax Parcel Number(s): 02053420040200 *AM*

THE GRANTOR **Patricia Leovy, an unmarried person**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Justin Atkinson and Angelia Atkinson, husband and wife**, the following described real estate, situated in the County of Skamania, State of Washington:

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 18 day of February, 2025.

Patricia Leovy  
Patricia Leovy

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }  
County of Clark } SS.

This record was acknowledged before me on this 18<sup>th</sup> day of February, 2025 by Patricia Leovy.

AB  
Notary Public for Washington  
My commission expires: 9/17/27



Unofficial Copy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED**

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 34; thence North 00° 40' 49" West along the East line of said subdivision 454.74 feet; thence South 77° 12' 20" West 51.40 feet to a point on the South edge of a 60 foot wide driveway, being the initial point of the parcel hereby described; thence continuing South 77° 12' 20" West along the South edge of said 60 foot wide driveway 291.95 feet; thence South 08° 06' 30" East to intersection with the North edge of the right of way of the Washougal River Road as conveyed to Skamania County by Deed recorded under Auditor's File No. 70977; thence Northeasterly along the North edge of the right of way of said Washougal River Road to a point which bears South 11° 59' 08" East from the true point of beginning; thence North 11° 59' 08" West 86.32 feet to the initial point of the tract hereby described.

SITUATE IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Skamania County Assessor *DNW*

Date *2/19/25* Parcel# *02053420040200*