

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

2025-000572

04/28/2025 01:07 PM

Request of: CRYSTAL WYRICK



00021048202500005720030033

When recorded return to:

Crystal Wyrick
51 Sportsman Road
Washougal, WA 98671

Skamania County
Real Estate Excise Tax

37716

APR 28 2025

PAID

exempt
Skamania County Treasurer

QUIT CLAIM DEED

THE GRANTOR, Crystal Mayola Wyrick, a single woman, for and in consideration of one dollar, conveys and quitclaims to the GRANTEE, Crystal River Properties, LLC, the following described real estate located at 51 Sportsman Road, Washougal, Washington, in the County of Skamania with any interest therein which Grantors may hereafter acquire:

Abbreviated Legal Description: PTN SEC 6, T1N, R5EWM

Full Legal Description:

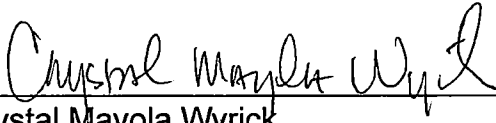
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements, agreements, and reservations of record, if any.

Parcel No. 01050610090200 *mw*

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Dated: April 24, 2025


Crystal Mayola Wyrick

STATE OF WASHINGTON

SS.

COUNTY OF CLARK

I certify that Crystal Mayola Wyrick is the person who appeared before me, and acknowledge that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 24, 2025



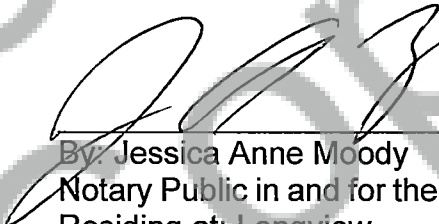

By: Jessica Anne Moody
Notary Public in and for the State of Washington
Residing at: Longview
My appointment expires: November 14, 2028

EXHIBIT 'A'

PARCEL I

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ELDON D. HELLER AND ROGER MALFAIT AND THEIR RESPECTIVE WIVES BY DEED DATED APRIL 12, 1968, AND RECORDED AT PAGE 15 OF BOOK 59 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 87°26' EAST ALONG THE SOUTH LINE OF SAID TRACT 180 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED;

THENCE SOUTH 87°26' EAST ALONG SAID SOUTH LINE 90 FEET;

THENCE NORTH 270 FEET TO INTERSECTION WITH THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF WASHINGTON, THE DEPARTMENT OF GAME, BY DEED DATED JANUARY 10, 1969, AND RECORDED AT PAGE 123 OF BOOK 60 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

THENCE FOLLOWING THE SOUTHERLY LINE OF SAID TRACT IN A WESTERLY DIRECTION TO THE SOUTHWEST CORNER THEREOF;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO PERCY E. SHOEMAKER AND WIFE BY DEED DATED JUNE 3, 1969, RECORDED AT PAGE 474 OF BOOK 60 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, TO A POINT NORTH OF THE INITIAL POINT;

THENCE SOUTH TO THE INITIAL POINT.

EXCEPT THE NORTHERLY 60 FEET AND THE SOUTH 10 FEET OF THE ABOVE DESCRIBED TRACT OF LAND RESERVED FOR ROAD PURPOSES.

PARCEL II

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL I AFORESAID; THENCE NORTH 30 FEET;

THENCE SOUTH 87°26' EAST 180 FEET, MORE OR LESS, TO INTERSECTION WITH THE WESTERLY LINE OF A STRIP OF LAND 30 FEET IN WIDTH AS MORE PARTICULARLY DESCRIBED IN DEED DATED APRIL 12, 1968, AND RECORDED AT PAGE 15 OF BOOK 59 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 02°34' WEST 30 FEET, MORE OR LESS, TO A POINT SOUTH 87°26' EAST FROM THE POINT OF BEGINNING;

THENCE NORTH 87°26' WEST 180 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.