

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

2025-000658

05/06/2025 01:03 PM

Request of: COLUMBIA GORGE TITLE



00021165202600006580030037

When recorded return to:

Edward Alan Bambauer
Heidi Ann Bambauer
1209 North Cambridge Circle
Chandler, AZ 85225

Skamania County
Real Estate Excise Tax

37736

MAY 06 2025

PAID \$ 2,705.00
KSA, Deputy
Skamania County Treasurer

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-110

THE GRANTOR(S)

Gerald A. Barnes, a single man, an undivided 1/3 interest

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

THE GRANTEE(S)

Edward Alan Bambauer and Heidi Ann Bambauer, a married couple

the following described real estate, situated in the County of Skamania, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 3 GERALD SP AF#2004153569

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12,13,14,15,16,17,18,19,20 & 21 OF THE PRELIMINARY
TITLE REPORT DATED APRIL 1, 2025, FILE NUMBER S-25-110. A COPY OF WHICH WAS PROVIDED
TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-26-0-0-0527-00

Dated: 5/5/25

Gerald A Barnes
Gerald A. Barnes

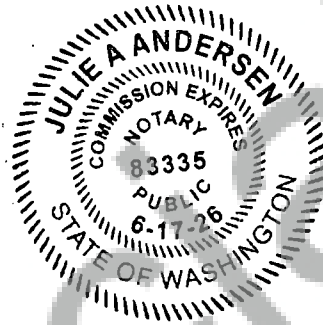
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on this 5 day of May, 2025, by
Gerald A Barnes.

Julie A Andersen
Signature

Public Notary
Title

My commission expires: June 17, 2026



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: Lot 3 Desolation Rd, Home Valley, WA 98648
Tax Parcel Number(s): 03-08-26-0-0-0527-00

Property Description:

Adjusted Lot 3 of the GERALD BARNES Short Plat, located in Sections 26 and 27 of Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington:

Commencing at the Southeast corner of Lot 3 as shown on the GERALD Short Plat, filed in Skamania County under Auditor's File Number 2004153569 and being 2.5 inch Aluminum Cap;

Thence North 00° 11' 02" West, a distance of 369.19 feet to the centerline of an unnamed creek;

Thence along the centerline of said unnamed creek in a Southwesterly direction to the North line of Lot 1 of said GERALD Short Plat;

Thence South 88° 48' 06" East, a distance of 72.94 feet to the Northwest corner of the area added to Lot 2 of the GERALD Short Plat in Quit Claim Deed filed in Auditor's File Number 2004155807;

Thence North 20° 03' 41" East, a distance of 44.03 feet to the beginning of a curve tangent to said line;

Thence a distance of 106.43 feet along the curve concave to the Southeast, having a radius of 60.00 feet and a central angle of 101° 37' 43";

Thence South 58° 18' 36" East tangent to said curve, a distance of 256.75 feet;

Thence South 41° 56' 13" East, a distance of 151.78 feet to the centerline of a seasonal drainage;

Thence Northeasterly along said centerline to the East line of said Lot 2 of the GERALD Short Plat;

Thence North 00° 11' 02" West, a distance of 88.52 feet to the Point of Beginning.

Skamania County Assessor
Date 5/6/25 Parcel # 3-8-26-527
[Signature]