

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

2025-000694

05/12/2025 03:15 PM

Request of: COLUMBIA GORGE TITLE



00021216202600006940030032

AFTER RECORDING MAIL TO:

David A. Smith and LaRee T. Smith
231 Snowberry Lane
Washougal, WA 98671

Skamania County
Real Estate Excise Tax

37750

MAY 12 2025

PAID

\$ 8163.50

Skamania County Treasurer
M. J. Monaghan Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4283-4250295 (SH)**

Grantor(s): **Kieslana Wingmarie Kwin, who acquired title as Kieslana M. Wing and Brian Knees Kwin, who acquired title as Brian J. Knees, a married couple**

Grantee(s): **David A. Smith and LaRee T. Smith, a married couple**

Abbreviated Legal: **Ptn. Sec 6, T1N, R6E W.M.**

Additional Legal on page:

Assessor's Tax Parcel No(s): **01060600032200**

THE GRANTOR(S) Kieslana Wingmarie Kwin, who acquired title as Kieslana M. Wing and Brian Knees Kwin, who acquired title as Brian J. Knees, a married couple for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **David A. Smith and LaRee T. Smith, a married couple**, the following described real estate, situated in the County of Skamania, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 6, Township 1 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 5/8" Iron Rod marking the Northeast corner of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 6 as shown in Survey Recorded under Skamania County Auditor's File No. 2013000797,

Thence North 88° 46' 55" West, along the South line of the North Half of the Southeast Quarter of the Northwest Quarter of Section 6 as shown on Survey No. 2013000797, for a distance of 673.01 feet to the Southeast corner of the Clarke Tract as described in Book 67, of Deeds, Page 340, Skamania County Records and the True Point of Beginning.

Thence North 25° 24' 54" East, along the East line of said Clarke Tract and the Northerly extension thereof for a distance of 794.92 to the centerline of the Bonneville Power Association easement as shown in Survey Auditor's File No. 2013000797,

Thence South 71° 51' 45" West, along said centerline, for a distance of 227.36 feet to the North line of the Southeast Quarter of the Northwest Quarter of Section 6;

Thence North 88° 35' 02" West, along the North line of the Southeast Quarter of the Northwest Quarter of Section 6, for a distance of 439.63 feet to the centerline of Smith-Cripe Road as shown on Survey Auditor's File No. 2013000797,

Thence following the centerline of Smith-Cripe Road the following described courses;

Thence South 20° 21' 41" West, for a distance of 25.54 feet;

Thence along the arc of a 100.00 foot radius curve to the right through a central angle of 21° 53' 16" for an arc distance of 38.20 feet;

Thence South 01° 31' 35" East, for a distance of 80.21 feet;

Thence along the arc of a 200.00 foot radius curve to the left through a central angle of 41° 47' 54" for an arc distance of 145.90 feet;

Thence South 40° 16' 19" West, for a distance of 79.63 feet;

Thence South 39° 46' 36" West, for a distance of 55.71 feet;

Thence along the arc of a 100.00 foot radius curve to the right through a central angle of 29° 31' 13" for an arc distance of 51.52 feet;

Thence South 10° 15' 23" West, for a distance of 85.12 feet;

Thence South 18° 00' 43" West, for a distance of 88.00 feet;

Thence along the arc of a 50.00 foot radius curve to the right through a central angle of 15° 31' 17" for an arc distance of 13.54 feet;

Thence South 02° 29' 27" West, for a distance of 40.17 feet to the South line of the North Half of the Southeast Quarter of the Northwest Quarter of Section 6;

Thence leaving said centerline, South 88° 46' 55" East, along said South line for a distance of 530.00 feet to the True Point of Beginning.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Skamania County Assessor

APN: 01060600032200

Statutory Warranty Deed
- continued

File No.: 4283-4250295 (SH)

Dated: 05/08/2025

Kieslana Wingmarie Kwin
Kieslana Wingmarie Kwin

Brian Knees Kwin
Brian Knees Kwin

STATE OF Washington)
COUNTY OF Skamania *Clark*)-SS

This record was acknowledged before me on May 8, 2025 by **Kieslana Wingmarie Kwin and Brian Knees Kwin.**

Sahra Hale

Notary Public
My commission expires:

2/11/2029

