

Skamania County, WA

2025-000755

Total: \$308.50

05/20/2025 11:59 AM

DEED

Pgs=6

Request of: CLARK COUNTY TITLE



00021294202600007550060065

WHEN RECORDED RETURN TO:

CLARK COUNTY TITLE
1400 WASHINGTON ST., STE. 100
VANCOUVER, WA 98660

DOCUMENT TITLE(S)

STATUTORY WARRANTY DEED

****RE-RECORD TO CORRECT GRANTOR YEAR OF TRUST****

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

2024-001057

GRANTOR(S):

ALFRED RICHARDS, TRUSTEE OF THE DALE ARCHIE RICHARDS AND ILA MARIE RICHARDS FAMILY TRUST DATED JANUARY 20, 2000

GRANTEE(S):

MEADOW LOT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ABBREVIATED LEGAL DESCRIPTION:

PORTION OF SECTION 35 T2N R5EWM

Skamania County

Real Estate Excise Tax

37160

MAY 20 2025

TAX PARCEL NUMBER(S):

0205350005106, 02053500051006, 02053500051003

PAID

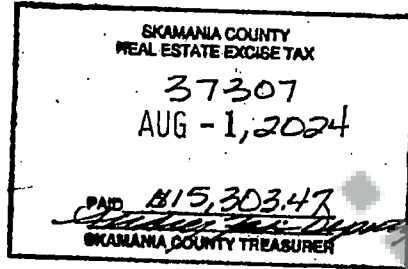
exempt

Skamania County Treasurer

00019092202400010670060067

When recorded return to:

Meadow Lot LLC
Ann Horinouchi
1441 Mabee Mines Road
Washougal, WA 98671



STATUTORY WARRANTY DEED

CL26581

The Grantor, Alfred Richards, Trustee of The Dale Archie Richards and Ila Mae Richards Family Trust dated January 20, ~~2020~~ 2000

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to Meadow Lot LLC, a Washington Limited Liability Company

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: Portion of Section 35 T2N R5EWM

Tax Parcel Numbers(s): 02053500051000, 02053500051006, 02053500051003 (8)

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: 7-30-2024

The Dale Archie Richards and Ila Mae Richards Family Trust dated January 20, ~~2020~~ 2000

Alfred Richards
By Alfred Richards, Trustee

Skamania County
Real Estate Excise Tax

37760
MAY 20 2025

PAID exempt
Skamania County Treasurer
M. Monaghan

Unofficial Copy

State of Washington

County of Skamania

I, Robert J. Waymlre, Skamania County Auditor, do hereby certify
that the foregoing instrument is a true and correct copy of the
document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal

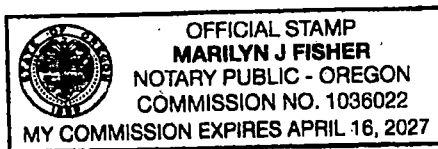
this 20th day of May 2025

Robert J. Waymlre, County Auditor

By [Signature] Deputy

STATE OF ~~WASHINGTON~~ Oregon } ss.
COUNTY OF ~~CLATSOP~~ Coos

This record was acknowledged before me on July 30, 2021 by **Alfred Richards** as
Trustee of The Dale Archie Richards and Ila Mae Richards Family Trust dated January 20,
~~2020~~ 2000.



Marilyn J Fisher
Notary Public
My commission expires: 4-16-2027

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER, AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 34 AND 35, AS SHOWN IN BOOK 3 OF SURVEYS AT PAGE 140, SKAMANIA COUNTY AUDITORS RECORDS, MARKED BY A 3/4 INCH IRON PIPE;

THENCE NORTH 00°41'25" EAST, ALONG THE WEST LINE OF SAID SECTION 35, FOR A DISTANCE OF 695.00 FEET, TO THE NORTHWEST CORNER OF THE RICHARDS TRACT ACCORDING TO DEED IN AUDITOR'S FILE NUMBER 2008169056, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°41'25" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 616.99 FEET, TO THE SOUTHWEST CORNER OF PERMAN SHORT PLAT, ACCORDING TO SKAMANIA COUNTY AUDITOR'S FILE NUMBER 2007167668;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE PERIMETER OF SAID PERMAN SHORT PLAT;

THENCE SOUTH 80°05'00" EAST, FOR A DISTANCE OF 299.00 FEET;

THENCE NORTH 77°00'00" EAST, FOR A DISTANCE OF 98.00 FEET;

THENCE NORTH 78°20'00" EAST, FOR A DISTANCE OF 193.00 FEET;

THENCE NORTH 83°20'00" EAST, FOR A DISTANCE OF 86.00 FEET;

THENCE NORTH 79°10'00" EAST, FOR A DISTANCE OF 231.00 FEET;

THENCE NORTH 69°40'00" EAST, FOR A DISTANCE OF 100.30 FEET, TO THE SOUTHEAST CORNER OF SAID SHORT PLAT;

THENCE NORTH 00°42'38" EAST, FOR A DISTANCE OF 1200.27 FEET, TO THE NORTHEAST CORNER OF SAID SHORT PLAT;

THENCE LEAVING THE PERIMETER OF SAID SHORT PLAT, SOUTH 89°11'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 35, FOR A DISTANCE OF 330.00 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00°42'38" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, FOR A DISTANCE OF 1313.93 FEET, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°06'27" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, FOR A DISTANCE OF 485.04 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF THE JEFFREY RICHARDS TRACT ACCORDING TO AUDITOR'S FILE NUMBER 2023-001917;

THENCE SOUTH 37°00'00" WEST, ALONG THE WEST LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 469.40 FEET, TO AN ANGLE POINT;

THENCE SOUTH 00°58'37" WEST, ALONG THE WEST LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 240.00 FEET, TO THE SOUTHWEST CORNER THEREOF, ALSO BEING ON THE NORTH LINE OF SAID RICHARDS TRACT ACCORDING TO THE DEED IN AUDITOR'S FILE

NUMBER 2008169056;

THENCE SOUTH 89°01'23" EAST, ALONG THE SOUTH LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 261.33 FEET, TO THE CENTERLINE OF MABEE MINES ROAD, ACCORDING TO SAID DEED 2008169056;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE CENTERLINE OF SAID MABEE MINES ROAD;

THENCE ALONG THE ARC OF A NON-TANGENT 1229.90 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 52°33'15" WEST, WITH A CHORD DISTANCE OF 135.82 FEET THROUGH A CENTRAL ANGLE OF 06°19'49", FOR AN ARC DISTANCE OF 135.88 FEET;

THENCE SOUTH 55°43'09" WEST, FOR A DISTANCE OF 245.35 FEET;

THENCE ALONG THE ARC OF A TANGENT 600.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 53°22'15" WEST, WITH A CHORD DISTANCE OF 49.17 FEET THROUGH A CENTRAL ANGLE OF 04°41'48", FOR AN ARC DISTANCE OF 49.18 FEET;

THENCE SOUTH 51°01'06" WEST, FOR A DISTANCE OF 246.45 FEET;

THENCE ALONG THE ARC OF A TANGENT 390.01 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 62°51'06" WEST, WITH A CHORD DISTANCE OF 159.95 FEET THROUGH A CENTRAL ANGLE OF 23°39'59", FOR AN ARC DISTANCE OF 161.10 FEET;

THENCE SOUTH 74°43'16" WEST, FOR A DISTANCE OF 144.97 FEET;

THENCE ALONG THE ARC OF A TANGENT 1470.06 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 79°12'16" WEST, WITH A CHORD DISTANCE OF 229.82 FEET THROUGH A CENTRAL ANGLE OF 08°57'59", FOR AN ARC DISTANCE OF 230.05 FEET;

THENCE SOUTH 83°35'18" WEST, FOR A DISTANCE OF 119.01 FEET, TO THE SOUTHEAST CORNER OF THE ELLEN CLINE TRACT ACCORDING TO AUDITOR'S FILE NUMBER 2023-001916;

THENCE LEAVING SAID CENTERLINE, NORTH 16°00'00" WEST, ALONG THE EAST LINE OF SAID CLINE TRACT, FOR A DISTANCE OF 172.87 FEET, TO AN ANGLE POINT;

THENCE NORTH 00°58'37" EAST, ALONG THE EAST LINE OF SAID CLINE TRACT, FOR A DISTANCE OF 427.16 FEET, TO THE NORTHEAST CORNER THEREOF AND THE NORTH LINE OF SAID RICHARDS TRACT ACCORDING TO SAID DEED IN AUDITOR'S FILE NUMBER 2008169056;

THENCE NORTH 89°01'23" WEST, ALONG THE NORTH LINE OF SAID RICHARDS TRACT, FOR A DISTANCE OF 573.00 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 8/1/24 Parcel# 2-5-35-510
5/20/25 2-5-35-510-03
2-5-35-510-06