

Skamania County, WA
Total: \$305.50
DEED
Pgs=3
Request of: JAKUES SHARP

2025-001410

09/04/2025 02:24 PM



00022203202500014100030034

When recorded return to:

Jaques Sharp
205 Third Street
Hood River, OR 97031

Skamania County
Real Estate Excise Tax
37923
SEP 04 2025

PAID exempt
Skamania County Treasurer
Matthew Ryan Deputy

BARGAIN AND SALE DEED

Grantors: Glenda M. Ryan and Matthew J. Ryan, husband and wife.

Grantees: Glenda M. Ryan, Trustee of the Glenda Ryan Trust, under Agreement dated August 26, 2025, including any amendments and restatements thereto, as to ½ interest as tenants in common, and Matthew J. Ryan, Trustee of the Matthew Ryan Trust, under Agreement dated August 26, 2025, including any amendments and restatements thereto, as to a ½ interest as tenants in common.

Assessor's Tax Parcel Number: 03-10-19-4-3-0100-00 DW

Grantors Glenda M. Ryan and Matthew J. Ryan, husband and wife, for and in consideration of \$10 in hand paid, bargains, sells, and conveys to Glenda M. Ryan, Trustee of the Glenda Ryan Trust dated August 26, 2025, including any amendments and restatements thereto as to an undivided one-half interest as tenants in common, and Matthew J. Ryan, Trustee of the Matthew Ryan Trust dated August 26, 2025, including any amendments and restatements thereto, as to an undivided one-half interest as tenants in common, the following described real estate, situated in the County of Skamania, State of Washington:

Lot 13, SEELEY'S SUBDIVISION of the southwest quarter of Section 19, recorded in Book A of Plats, Page 32, Skamania County Plat Records, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM all that portion lying within the ERICSON VIEW TRACTS recorded in Book A of Plats, Page 117, Skamania County Plat Records.

ALSO EXCEPTING THEREFROM that portion conveyed March 17, 1972, in Book 63, Page 896, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed October 17, 2019 as Auditor's File No. 2019-002001, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM **Beginning** at the Northwest corner of Lot 3 , ERICSON VIEW TRACTS, according to the plat thereof, recorded in Book "A" of Plats, Page 116; thence South 08°21'00" West, 110.00 feet, along the West line of said Lot 3, to the Southwest corner thereof; thence North 81°39'00" West, 16.00 feet, along the Westerly projection of the South line of said Lot 3; thence North 08°21'00" East, 96.37 feet to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS"; thence South 79°45'07" East, 10.00 feet to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS"; thence North 12°15'09" East, 22.73 feet to a brass screw with a washer inscribed "Klein & Assoc. WA 42690 PLS"; thence South 76°01'58" East, 6.04' to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS"; thence North 09°18'34" East, 12.75 feet to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS"; thence South 79°33'26" East, 20.37 feet, to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS", being a point on the Westerly right-of-way of Ericson View Tracts Road; thence South 02°21'00" West, along the West right-of-way of Ericson View Tracts Road, 20.76 feet to a point on the North line of said Lot 3; thence North 81°38'51" West, 23.99 feet, along the North line of said Lot 3, back to the **Point of Beginning**.

TOGETHER WITH all that portion of Lot 12, SEELEY'S SUBDIVISION of the southwest quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, which lies southerly of the south right of way line of the Cook-Underwood County Road, as conveyed to Skamania County by deed recorded April 1, 1975, in Book 68, page 620, Skamania County Deed Records.

Dated this 26th day of August 2025.

Glenda M. Ryan
Glenda M. Ryan, Grantor

Matthew J. Ryan
Matthew J. Ryan, Grantor

Skamania County Assessor

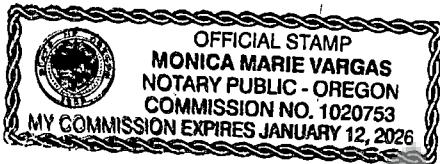
Date 9-2-25 Parcel # 3-10-19-4-3-100
DM

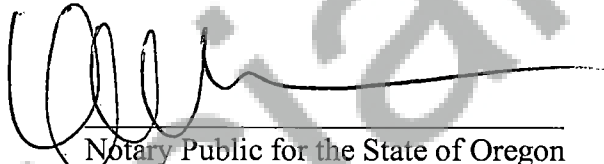
[NOTARY BLOCK ON NEXT PAGE]

STATE OF OREGON)
) ss.
County of Hood River)

I certify that I know or have satisfactory evidence that Glenda M. Ryan is the person who appeared before me, and said person acknowledged that she signed this instrument personally and on oath stated that she was authorized to execute the instrument.

Dated this 26th day of August, 2025.





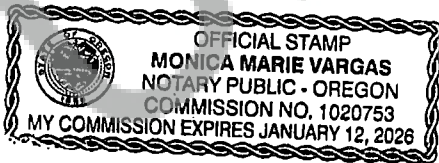
Notary Public for the State of Oregon

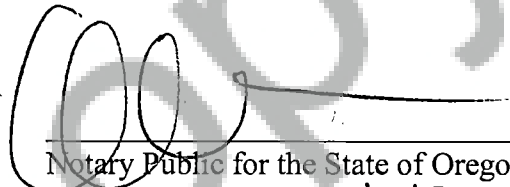
My commission expires: 1-12-2026

STATE OF OREGON)
) ss.
County of Hood River)

I certify that I know or have satisfactory evidence that Matthew J. Ryan is the person who appeared before me, and said person acknowledged that he signed this instrument personally and on oath stated that he was authorized to execute the instrument.

Dated this 26th day of August, 2025.





Notary Public for the State of Oregon

My commission expires: 1-12-2026