



**RECORDING REQUESTED BY  
AND WHEN RECORDED, RETURN TO:**

Bradley W. Andersen  
Bradley Andersen Law, PLLC  
PO Box 147  
North Bonneville, WA 98639

**Grantor:** LUANNE MARIE JOHNSON  
**Grantee:** RIVERGLEN PROPERTY, LLC  
**Abbreviated Legal:** SEC 29 T3N R8E  
**Assessor's Tax Parcel(s):** 03082900150000  
**Other Reference No(s):** *OM*

**QUIT CLAIM DEED**

In consideration of clearing title to previously conveyed property and for other good and valuable consideration, the Grantor, Luanne Marie Johnson, an individual, conveys and quit claims to Grantee, Riverglen Property, LLC all right, title and interest, in and to the real property described in **Exhibit A and B** situated in the County of Skamania, State of Washington, including any interest therein which Grantor may hereafter acquire.

**GRANTOR:**

*Luanne Marie Johnson*  
Luanne Marie Johnson

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

38129  
FEB 03 2026

STATE OF FLORIDA )  
) ss.  
County of Clay )

PAID exempt  
*M. Monashe Deery*  
SKAMANIA COUNTY TREASURER

I certify that Luanne Marie Johnson appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

[place seal here]

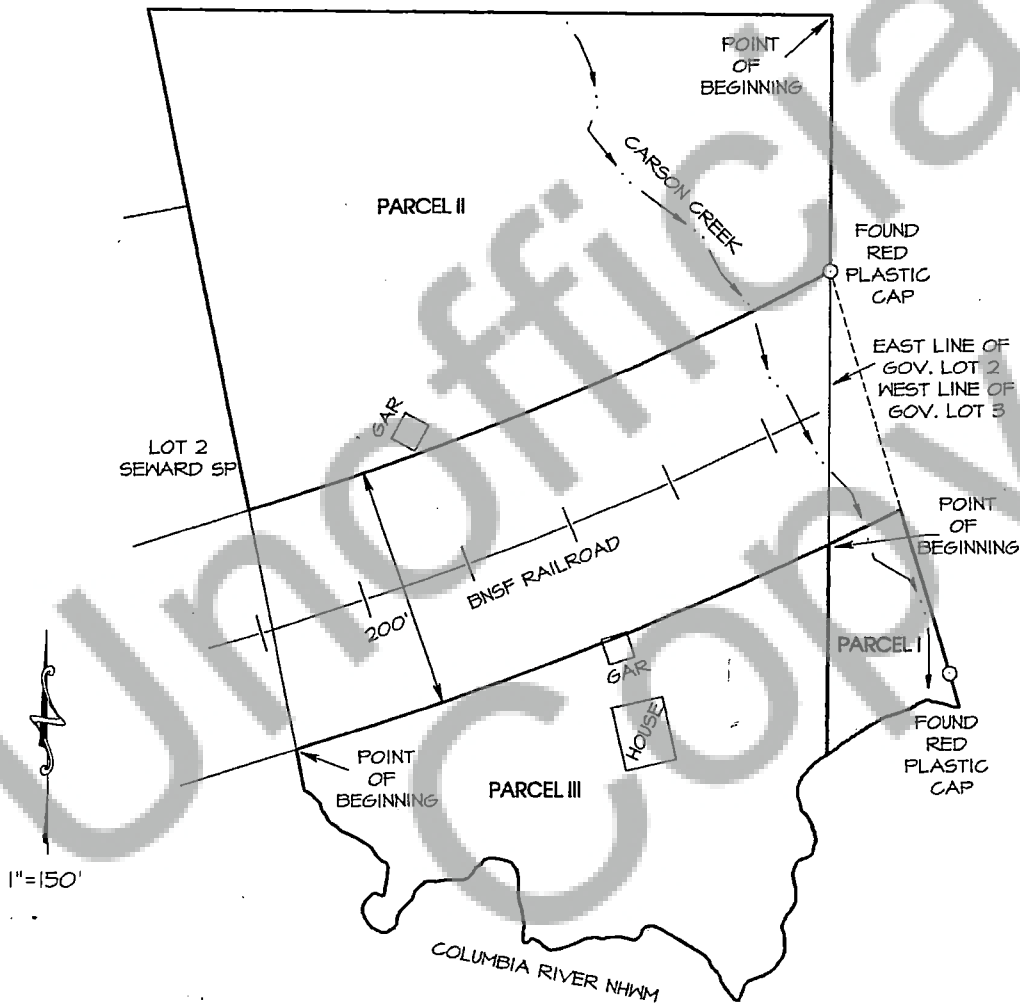
*Donald L. Bowerman*  
Name of Notary Public (signed)

Donald L. Bowerman  
Name of Florida State Notary Public (printed)

My Commission Expires: 01/03/2028

# EXHIBIT A

located in Government lot 2 & 3, in the Southeast ¼  
of Section 29, Township 3 North, Range 8 East,  
Willamette Meridian, Skamania County, State of Washington



 **BELL  
DESIGN CO.**  
Civil Engineering & Land Surveying  
belldesigncompany.com 509-493-3886

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## Exhibit B

Parcel Number 03082900150000

### Parcel I

A portion of land in Government Lot 3 in the Southeast  $\frac{1}{4}$  of Section 29, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, State of Washington.

Beginning at the intersection of the South right of way line of BNSF Railroad and the West line of Government Lot 3;

Thence Easterly 66 feet, more or less, along said South right of way line to the intersect of a line starting at a red plastic cap on the North right of way of said Railroad and the West line of Government Lot 3 as per Record of Survey AFN 120732 and ending at a red plastic cap along the bank of Columbia River as shown on Record of Survey AFN 2004153861, said line bears South  $16^{\circ}03'52''$  East;

Thence South  $16^{\circ}03'52''$  East 141.95 feet along said line to said found red plastic cap;

Thence South  $16^{\circ}03'52''$  East 28 feet, more or less, to the Normal High Water Mark of the Columbia River;

Thence Southwesterly along said Normal High Water Mark to the West line of Government Lot 3;

Thence North  $00^{\circ}47'43''$  East 173.97 feet Along the West line of Government Lot 3 to the Point of beginning.

### Parcel II

A portion of Lot 1 of the Charles and Vicky Seward Short Plat in Government Lot 2, Section 29, Township 3 North, Range 8 East of the Willamette Meridian located in the County of Skamania and the State of Washington, described as follows:

Beginning at the Northeast corner of Lot 1 and proceeding South in a straight line (South  $0^{\circ}58'38''$  West) 210.16 feet to the point where said line intersects with the Northern edge of Burlington Northern Railway right of way, then proceeding in a Southwest direction along said railway 486.51 feet to a point, then continuing west 36.5 feet to a point, then North 253.40 feet (North  $10^{\circ}35'25''$  West) along the East boundary line of Lot 2 of said Seward Short Plat, to the Northeast corner of said Lot 2, and then continuing this same bearing 169 feet, more or less, until intersecting the north boundary line of lot 1, then from this point proceed East (South  $88^{\circ}57'45''$  East) 570 feet, more or less, to the point of beginning.

### Parcel III

A portion of land located in Government lot 2, in the Southeast  $\frac{1}{4}$  of Section 29, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, State of Washington;

Beginning at the intersection of the South right of way line of BNSF Railroad and the projected East line of Lot 2 of the Seward Short Plat recorded in Book 3 Page 249, AFN 92823, Skamania County records;

Thence Easterly along said South BNSF Railroad right of way line to the East line of Government lot 2;

Thence South 00°47'43" West, a distance of 174 feet, more or less, along said East line of Government Lot 2 to the Normal (Ordinary) High Water Mark;

Thence Westerly along said Normal (Ordinary) High Water Mark to the intersection of said projected East line of lot 2 of Seward Short Plat

Thence North 10°53'44" West, a distance of 34.57 feet, more or less, along said projected East line of Lot 2 of said Seward Short Plat to the Point of beginning.

Skamania County Assessor *OM*

Date 2/3/20 Parcel# 03082900150000

Unofficial Copy