

When recorded return to:

Charles V. Bales
1102 Franz Road
Stevenson, WA 98648

Skamania County, WA **2026-000380**
Total: \$305.50
DEED 03/17/2026 09:37 AM
Pgs=3
Request of: CLARK COUNTY TITLE



STATUTORY WARRANTY DEED

CL28553

The Grantor, **Lena Merrill, Personal Representative, The Estate of Ken T Neely,**
for and in consideration of **Ten Dollars and other valuable consideration**
in hand paid, conveys, and warrants to **Charles V. Bales, an unmarried man**
the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **PTN NW/SW SEC 33, TWN 2 N, R 6 E.W.M.**

Tax Parcel Numbers(s): **02063300130000 , 02063300130005** *LM 3/16/26*

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

Dated: **March 11, 2026**

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

38179

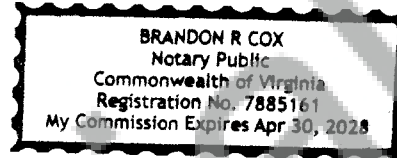
MAR 17 2026

PAID *\$ 4442.00*
M. Monaghan Deputy
SKAMANIA COUNTY TREASURER

The Estate of Ken T. Neely

Lena Merrill, Personal Representative

By: Lena Merrill, Personal Representative



STATE OF Virginia

} ss.

COUNTY OF Loudoun

This record was acknowledged before me on March 13th 2026 by Lena Merrill as Personal Representative of The Estate of Ken T Neely.

Brandon R. Cox

Notary Public: Brandon R. Cox
My commission expires: 04/30/2028

UNOFFICIAL COPY

EXHIBIT "A"

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 2 NORTH. RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA
COUNTY, WASHINGTON.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE LINE DESCRIBED
BELOW:

BEGINNING AT A POINT WHERE THE CENTERLINE OF THE BONNEVILLE POWER
ADMINISTRATION EASEMENT INTERSECTS WITH THE WEST LINE OF SAID SECTION 33,
THAT POINT BEING NORTH 0°30'23" EAST, 250.39 FEET FROM THE SOUTHWEST
CORNER OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 72°05'02" EAST, 653.62 FEET ALONG THE CENTERLINE OF SAID
BONNEVILLE POWER ADMINISTRATION EASEMENT;

THENCE NORTH 0°30'23" EAST, 302.98 FEET PARALLEL WITH SAID WEST LINE OF SAID
NORTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID
FRANZ ROAD;

THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID
FRANZ ROAD TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST
QUARTER.

ALSO EXCEPTING THEREFROM THE RIGHTS OF SKAMANKIA COUNTY TO THE
RIGHT-OF-WAY FOR SAID FRANZ ROAD.

Skamania County Assessor

Date 3-16-26 parcel# 02063300130000
02063300130005
LM