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First American Title – Vancouver

863555 - \$10.00 - First American - Krysta Brixey - 04/20/2022

AFTER RECORDING MAIL TO:

Emmert Family III, LLC  
10470 SE Hillcrest Dr  
Happy Valley, OR 97086

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

Space above this line for Recordors use only

QUIT CLAIM DEED

File No: 4211-3912650 (cd) Date: April 13, 2022

Grantor(s): Terry Emmert, an unmarried man  
Grantee(s): Emmert Family III, LLC, an Oregon Limited Liability Company  
Abbreviated Legal: PTN SEC 21 TWP 2N RGE 3E NE QTR SW QTR, CLARK COUNTY  
Additional Legal on page:  
Assessor's Tax Parcel No(s): 173177000

THE GRANTOR(S) Terry Emmert, an unmarried man for and in consideration of no monetary consideration by mere change in identity in hand paid, conveys and quit claims to Emmert Family III, LLC, an Oregon Limited Liability Company, the following described real estate, situated in the County of Clark, State of Washington, together with all after acquired title of the grantor(s) herein:

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

PARCEL A:  
THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON.

EXCEPT ANY PORTION LYING WITHIN NE 28TH STREET.

ALSO EXCEPT THAT PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CLARK COUNTY CONCRETE MONUMENT WITH A BRASS CAP MARKING THE FAST QUARTER CORNER OF SECTION 21 AS SHOWN IN BOOK 50 OF SURVEYS, PAGE 069, CLARK COUNTY AUDITOR'S RECORDS; THENCE NORTH 88°42'49" WEST, 2627.89 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE SOUTH 01°2720" WEST ALONG THE EAST LINE OF THE

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Quitclaim Deed - continued

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Date: 04/13/2022

**SOUTHWEST QUARTER OF SECTION 21 FOR A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF THE "MERRILL PARCEL" AS DESCRIBED UNDER CLARK COUNTY AUDITOR'S FILE NO. G 129359, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST TWENTY-EIGHTH STREET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88°42'45" WEST, ALONG THE NORTH LINE OF THE "MERRILL PARCEL" AND SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 4.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID "MERRILL PARCEL" AND SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01°27'20" WEST, PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 1290.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, SAID POINT BEARS NORTH 88°36'48" WEST, 4.00 FEET FROM THE SOUTHEAST CORNER OF SAID "MERRILL PARCEL"; THENCE SOUTH 88°36'48" EAST, 4.00 FEET TO THE SOUTHEAST CORNER OF SAID "MERRILL PARCEL", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "BOWERS PARCEL", AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 01°27'20" EAST, 1290.19 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL B:**

**A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**


**BEGINNING AT A CLARK COUNTY CONCRETE MONUMENT WITH A BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 21 AS SHOWN IN BOOK 50 OF SURVEYS, PAGE 069, CLARK COUNTY AUDITOR'S RECORDS; THENCE NORTH 88°42'49" WEST, 2627.89 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE SOUTH 01°27'20" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 21 FOR A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF THE "MERRILL PARCEL" AS DESCRIBED UNDER CLARK COUNTY AUDITOR'S FILE NO. G 129359, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST TWENTY-EIGHT STREET: THENCE NORTH 88°42'45" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 164.21 FEET TO THE NORTHWEST CORNER OF SAID "MERRILL PARCEL" AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01°26'31" WEST, 1289.90 FEET THE SOUTHWEST CORNER OF SAID "MERRILL PARCEL" SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE "MIDDAGH PARCEL"; THENCE LEAVING THE WEST LINE OF SAID "MERRILL PARCEL" NORTH 88°36'48" WEST, ALONG THE SOUTH LINE OF SAID MIDDAGH PARCEL" FOR A DISTANCE OF 3.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID "MIDDAGH PARCEL" NORTH 01°26'31" EAST, PARALLEL TO THE WEST LINE OF SAID "MERRILL PARCEL" FOR A DISTANCE OF 1289.90 FEET TO A POINT OF THE SOUTHERLY RIGHT OF WAY LINE OF NE 28TH STREET, SAID POINT BEARS NORTH 88°42'45" WEST, 3.00 FEET FROM THE NORTHWEST CORNER OF SAID "MERRILL PARCEL"; THENCE SOUTH 88°42'45" EAST, 3.00 FEET TO THE TRUE POINT OF BEGINNING.**

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**EXCEPT ANY MOBILE HOME/MANUFACTURED HOME LOCATED UPON SAID PREMISES.**  
Terry Emmert

STATE OF

~~Washington~~ Oregon B

COUNTY OF

~~Clark~~ Clackamas )  
)-ss.This record was acknowledged before me on 4/15/2022 by Terry Emmert.Notary Public  
My commission expires:

7/14/23

