

827176 - \$35555.00 - WFG Clark Coun - Ashmi Prasad - 08/31/2020

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Total Pages: 4 Rec Fee: \$106.50
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WFG CLARK COUNTY-RESWARE
SIMPLIFILE LC E-RECORDING

AFTER RECORDING MAIL TO:
Modern Dwellings, LLC, a Washington Limited Liability Company
8101 NE Gleason Street
Portland, OR 97213

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 20-269112

Statutory Warranty Deed

Abbreviated Legal: Tax Lots #76 & #106 SECTION 9 T1N R3EWM
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 127415-000, 127440-000

THE GRANTOR **Raymond J Sage and Glenda Rae Sage, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Modern Dwellings, LLC, a Washington Limited Liability Company**, the following described real estate, situated in the County of Clark, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 31 day of August 2020.

Raymond J Sage By: Coni L. Barnes
Raymond J Sage HIS / HER ATTORNEY IN FACT

Glenda Rae Sage By: Coni L. Barnes
Glenda Rae Sage HIS / HER ATTORNEY IN FACT

STATE OF WA }

SS.

County of Clark }

I certify that I know or have satisfactory evidence that Coni L. Barnes is the person who appeared before me, signing as attorney in fact for Raymond Sage and said person acknowledged that (he/she) signed this instrument to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 25 day of August, 2020

[Signature]
Notary Public in and for the State of WASHINGTON
Residing at: Vancouver
My appointment expires: 1/19/23

NOTARY PUBLIC
STATE OF WASHINGTON
LYNNETTE HYLTON
COMMISSION NO. 89951
MY COMMISSION EXPIRES
JANUARY 19, 2023

STATE OF WA }

SS.

County of Clark }

I certify that I know or have satisfactory evidence that Coni L. Barnes is the person who appeared before me, signing as attorney in fact for Glenda R. Sage and said person acknowledged that (he/she) signed this instrument to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 25 day of August, 2020

[Signature]
Notary Public in and for the State of WASHINGTON
Residing at: Vancouver
My appointment expires: 1/19/23

NOTARY PUBLIC
STATE OF WASHINGTON
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EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

PARCEL I

A parcel of property located in the Northeast quarter and the Northwest quarter of the Northeast quarter of Section 9, Township 1 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of said Northeast quarter of Section 9;

THENCE South 88°40'38" East along the North line of said Northeast quarter 642.92 feet to the Northeast corner of that tract conveyed by deed to Raymond Sage, recorded under Auditor's file No. G403411, records of Clark County;

THENCE South 01°31'02" West along the East line of said tract and the Southerly projection of said East line 435.00 feet;

THENCE North 88°40'38" West 230.01 feet to the West line of that tract conveyed by deed to Raymond Sage and Larry Sage, recorded under Auditor's File No. 8809280130, records of Clark County;

THENCE North 01°31'02" East along said West line 205.00 feet to the Northwest corner of said tract, said point on the South line of that tract conveyed by deed to Raymond Sage, recorded under Auditor's file No. G403411, records of Clark County;

THENCE North 88°40'38" West along the South line of said tract 413.24 feet to an angle point in said South line;

THENCE North 88°28'58" West 36.77 feet to the Southwest corner of said tract;

THENCE North 01°31'02" East along the West line of said tract 230.00 feet to the Northwest corner of said tract;

THENCE South 88°28'58" East along the North line of said tract 37.10 feet to the POINT OF BEGINNING.

PARCEL II

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF WASHINGTON, TO-WIT:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9, THAT IS 2594.3 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 640 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO W.R. SAGE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. G140270; THENCE EAST 300 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 410 FEET; THENCE EAST 150 FEET; THENCE SOUTH 410 FEET; THENCE WEST 150 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN NW 16TH AVE.

SITUATE IN THE CITY OF CAMAS, COUNTY OF CLARK, STATE OF WASHINGTON.

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