Skamania County, WA Total:\$204.50 DEED 2022-000941

05/04/2022 02:51 PM

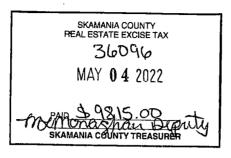
Request of: AMERITITLE

0001297120220009410020026

When recorded return to:

Garret Stump and Katrina Stump 101 Atascadero Dr. Carson, WA 98610

Order No.: 533427AM



STATUTORY WARRANTY DEED

THE GRANTOR(S) William T. Wilkins and Susan M. Wilkins, a married couple for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, husband and wife conveys, and warrants to Garret Stump and Katrina Stump, have red couple for and in described real estate, situated in the County of Skamania, State of Washington:

Lot 2 & 3 CARSON VALLEY SPL, Bk. 3, Pg. 173. SCPR.

LOT 2 OF PLAT OF CARSON VALLEY SHORT PLAT NO. 2, RECORDED IN BOOK "3" OF SHORT PLATS, PAGE 173, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD, L.S. 18731 MONUMENTING THE SOUTHWEST CORNER OF LOT 2 OF THE PLAT OF CARSON VALLEY SHORT PLAT NO. 2; THENCE 89°21'37" EAST A DISTANCE OF 220.59 FEET TO A SIMILAR 5/8" IRON ROD; THENCE SOUTH 89°23'07" EAST A DISTANCE OF 200.06 FEET TO A SIMILAR IRON ROD WITH CAP MONUMENTING THE SOUTHEAST CORNER OF SAID SHORT PLAT; THENCE NORTH 00°45'48" EAST A DISTANCE OF 219.93 FEET TO THE NORTHEAST CORNER OF SAID SHORT PLAT; THENCE NORTH 87°34'37" WEST A DISTANCE OF 179.57 TO A SIMILAR IRON ROD; THENCE NORTH 89°34'37" WEST A DISTANCE OF 240.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°50'04" WEST A DISTANCE OF 232.98 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number(s): 03 08 20 1 1 1101 00

Date <u>5-4-22</u> Parcel# <u>03082011</u> | 10100

Skamania County Assessor

Subject To: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

SUBJECT TO THE FOLLOWING: Grantor reserves a Right of First Refusal in that Grantee shall, in response to a bona fide offer to purchase all or part of its interest in the Property from a third party, desire to sell, or otherwise depose of such interest, it shall notify Grantor in writing of the party to whom it desires to sell such interest and the price at which and the terms upon which it desires to sell the same, and Grantor shall, within thirty (30) days of receipt of the Notice, notify Grantee in writing whether it wishes to purchase such interest, and Grantee shall

be bound to convey, assign, or otherwise transfer such interest to Grantor promptly thereafter at such price and on such terms. If Grantor elects not to purchase such interest or fails to give notices of its intention within the 30-day period, Grantee shall be free to convey, assign, or otherwise transfer such interest to the third party at a price not less than stated in the notice or on terms more favorable than those stated in the notice. If Grantee shall not have so disposed of such interest to said third party within 90 days after receipt of notice that Grantor elects not to exercise its right of first refusal or after expiration of that party's 30-day period within which to give notice, the provisions of this reservation shall again apply to the disposition by Grantee of any such interest.

Dated: April 13, 2022

William T. Wilkins

STATE OF WASHINGTON)

County of Skanania

On this 13th day of April, 2022 before me, a Notary Public in and for said state, personally appeared William T. Wilkins and Susan M. Wilkins, known or identified to me to be the persons whose names are subscribed to the within Instrument and acknowledged to me that they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC for the State of Washington

Residing at: Carson, WA

Commission Expires: 12/01/25