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When recorded return to:


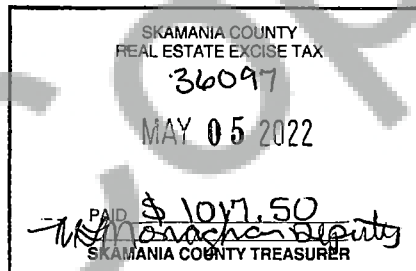
Joshua T. McCuiston  
1802 NW 124th Street  
Vancouver, WA 98685

**STATUTORY WARRANTY DEED**

CTV14476

The Grantor, **MML ENTERPRISES, LLC,**for and in consideration of **Ten Dollars and other valuable consideration**in hand paid, conveys, and warrants to **Joshua T. McCuiston, an unmarried man**

the following described real estate, situated in the County of Skamania, State of Washington:

**SEE ATTACHED EXHIBIT "A"**Abbreviated Legal: **Lot 1 Dave Creagan Short Plat 2004153613**Tax Parcel Numbers(s): **07 06 23 1 0 0101 00** **SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreements of record, if any.Dated: **5/5/2022****MML ENTERPRISES, LLC**By **Mary-Ann K. Leboki, Authorized Signatory**

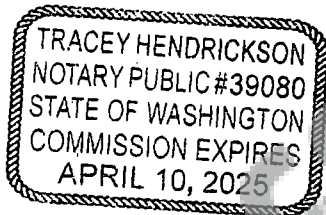
STATE OF WA

} ss.

COUNTY OF CLARK

This record was acknowledged before me on 5.4.22 by  
**Mary-Ann K. Loboki, Authorized Signatories for MML ENTERPRISES, LLC.**

  
\_\_\_\_\_  
**Tracey L. Hendrickson**  
Notary Public for Wa  
My commission expires: 4-10-2025



**EXHIBIT "A"**

**A TRACT OF LAND IN SECTION 23, TOWNSHIP 7 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:**

**LOT 1 OF THE DAVE CREAGAN SHORT PLAT RECORDED IN AUDITOR FILE NO. 2004153613, SKAMANIA COUNTY RECORDS.**

**TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:**

**A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS (BEARINGS ARE "NAD 83", WASHINGTON COORDINATE SYSTEM, SOUTH ZONE):**

**BEGINNING AT A CONCRETE MONUMENT WITH BLM BRASS CAP AT THE NORTHWEST CORNER OF SECTION 24;**

**THENCE SOUTH 01°18'16" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, FOR A DISTANCE OF 240.00 FEET TO THE SOUTHEAST CORNER OF THE 1-ACRE TRACT CONVEYED TO SKAMANIA COUNTY UNDER AUDITOR FILE NO. 2004153343 AND THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 89°07'55" EAST, ON THE EXTENSION OF THE SOUTH LINE OF THE "SKAMANIA COUNTY TRACT", 48.54 FEET TO THE CENTERLINE OF THE UNITED STATES FOREST SERVICE "25 ROAD" AS DESCRIBED IN SKAMANIA COUNTY AUDITOR FILE NO. 2004155037;**

**THENCE, FOLLOWING SAID CENTERLINE SOUTHERLY, ALONG THE ARC OF A 1700 FOOT RADIUS CURVE TO THE RIGHT (THE RADIAL BEARING OF WHICH IS SOUTH 89°28'13" WEST) THROUGH A CENTRAL ANGLE OF 01°43'48", FOR AN ARC DISTANCE OF 51.32 FEET;**

**THENCE SOUTH 01°12'00" WEST, ALONG SAID ROAD CENTERLINE, 138.68 FEET;**

**THENCE LEAVING SAID ROAD CENTERLINE, NORTH 89°07'55" WEST, 49.66 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF THE "DAVE CREAGAN SHORT PLAT" AS RECORDED IN SKAMANIA COUNTY AUDITOR FILE NO. 2004153613;**

**THENCE NORTH 01°18'16" EAST, 190.00 FEET TO THE TRUE POINT OF BEGINNING.**

**TOGETHER WITH EASEMENTS FOR ACCESS AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK 251, PAGE 423.**

Skamania County Assessor

Date 5/5/22 Parcel# 7-6-23-1-101