

Skamania County, WA
Total: \$205.50
DEED
Pgs=3

2023-000426

03/30/2023 02:03 PM

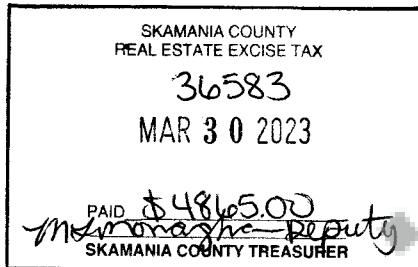
Request of: COLUMBIA GORGE TITLE



When recorded return to:

Shawn Van Pelt, Member
Next Venture, LLC
255 NW Gale Street
Stevenson, WA 98648

Filed for Record at Request of:
Columbia Gorge Title
Escrow No.: S23-0046TB



STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred D. Dalsager and Teresa L. Dalsager, Trustees, Dalsager Family Trust dated October 31, 2016 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **THE GRANTEE(S)** Next Venture, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skamania County, State of Washington.

Abbreviated Legal:
Ptn. Sec 20, T3N, R8 E.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 2nd half 2023 property taxes and 8,9 and 10 OF THE PRELIMINARY TITLE REPORT DATED March 15, 2023 FILE NUMBER S23-0090KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-1-4-0490-00 *AM*

Dated

03/30/23

Dalsager Family Trust dated October 31, 2016

By: Fred D Dalsager, Trustee

Fred D Dalsager 03/30/23

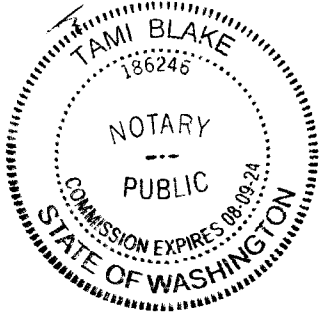
By: Teresa L Dalsager, Trustee

Teresa L Dalsager 03/30/23

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Fred D Dalsager and Teresa L Dalsager
are the person(s) who appeared before
me, and said person(s) acknowledge that They signed this instrument, on oath stated They
are authorized to execute the instrument and acknowledge that as the
Trustees of Dalsager Family Trust dated October 31, 2016
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 30, 2023



Tami Blake
Notary Public in and for the State of Washington
Residing at Stevenson
My appointment expires: 08-09-2024

EXHIBIT A

A portion of Lot 5, STEVENSON PARK ADDITION to the Town of Stevenson, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 38, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at a point on the North line of the said Lot 5, a distance of 433.92 feet from the Northeast corner thereof; thence West along the North line of the said Lot 5 to a point 120 feet East of the Southeast corner of Lot 6 of said Stevenson Park Addition; thence South to the center of Kanaka Creek; thence in a Southerly direction following the center line of said Kanaka Creek to its intersection thereof with the South line of said Lot 5; thence East along the South line of said Lot 5 to a point South 10° 21' East, a distance of 152.47 feet from the point of beginning; thence North 10° 21' West, a distance of 152.47 feet to the point of beginning.

Skamania County Assessor *DM*

Date: 3/30/23 Parcel# 03073614044000