

2023-000468

04/05/2023 03:38 PM



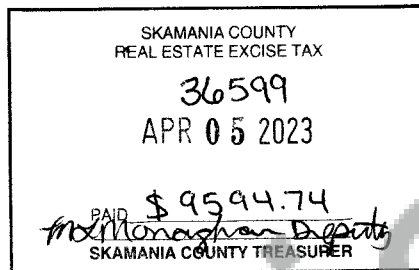
00016646202300004680020028

When recorded return to:

Melissa & Daniel Wagner

120 NW Osprey Ridge Lane  
Stevenson, WA 98648

Filed for Record at Request of:  
Columbia Gorge Title  
Escrow No.: S23-0032JA



## STATUTORY WARRANTY DEED

THE GRANTOR(S) Gorge Homes, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE(S) Melissa J Wagner and Daniel J Wagner, wife and husband the following described real estate, situated in the County of Skamania, State of Washington:

Lot 8 of HIDDEN RIDGE SUBDIVISION, according to the recorded Plat thereof, recorded in Auditor's File Number 2018000254, in the County of Skamania, State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11,12,13,14,15,16 OF THE PRELIMINARY TITLE REPORT DATED MARCH 15, 2023 FILE NUMBER S23-0032KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-35-4-4-1008-00

Skamania County Assessor

Date 4-5-23 Parcel# 03073544/00800

Dated 4/5/2023

YMI

Gorge Homes, LLC

By: Brian McKenzie, Member

STATE OF Washington }  
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Brian McKenzie  
\_\_\_\_\_ is/are the person(s) who appeared before  
me, and said person(s) acknowledge that He signed this instrument, on oath stated He  
is/are authorized to execute the instrument and acknowledge that as the  
Member of Gorge Homes, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 5, 2023

Julie A Andersen

Notary Public in and for the State of Washington

Residing at Carson, Washington

My appointment expires: June 17, 2026

