



00016108202300008080030030

When recorded return to:

Mary M Schwarz, Trustee
9643 SW 54th Ave
Portland, OR 97219

Filed for Record at Request of:
Columbia Gorge Title
Escrow No.: S23-0146TB

STATUTORY WARRANTY DEED

THE GRANTOR(S) John F Leaberry, Trustee of The Cox Family Trust dated November 20, 2013, who erroneously acquired title as John F Leaberry, Trustee of The Family Trust dated November 20, 2013 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **THE GRANTEE(S)** Mary M. Schwarz, Trustee of the Mary M. Schwarz Trust dated October 20, 2008, as may be amended the following described real estate, situated in the County of Skamania, State of Washington.

Abbreviated Legal: Lot 1 JOHN & BRENDA S/P #2007166643

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7, 8, 9, 10, 11, 12, & 13 OF THE PRELIMINARY TITLE REPORT DATED MARCH 22, 2023 FILE NUMBER S23-0146KM, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

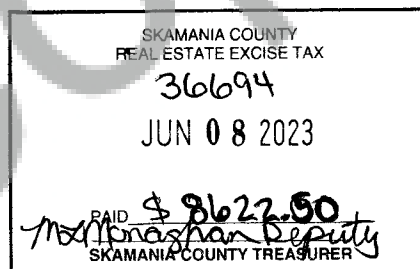
Tax Parcel Number(s): 02-07-01-1-0-1602-00

Dated

6/6/2023

The Cox Family Trust dated November 20, 2013

By: John F Leaberry, Trustee

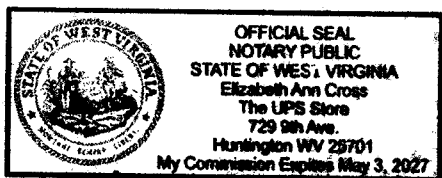


STATE OF WV
COUNTY OF Cabell } SS:

I certify that I know or have satisfactory evidence that JohnF Leaberry
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
Trustee of The Cox Family Trust dated November 20, 2013
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this Statutory Warranty
Deed.

Dated: 6/6/2023

Elizabeth A Cross



Notary Public in and for the State of West Virginia
Residing at 729 9th Ave Huntington
My appointment expires: 05/03/2027

EXHIBIT A

A tract of land located in the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the JOHN AND BRENDA Short Plat, recorded in Auditor's File Number 2007166643 and Re-recorded in Auditor's File Number 2007166988, Skamania County Records.

EXCEPTING THEREFROM that portion conveyed by Deed recorded October 6, 2020, as Auditor File Number 2020002725, described as follows:

A parcel of land in Government Lot 9 of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington;

Beginning at the most Southwest corner of Lot 1 of the JOHN AND BRENDA Short Plat recorded in Auditor File Number 2007166988;

Thence South 88° 23' 50" East, a distance of 43.00 feet;

Thence North 00° 50' 52" East, a distance of 10.29 feet;

Thence North 88° 23' 50" West, a distance of 43.00 feet;

Thence South 00° 50' 52" West, a distance of 10.29 feet to the Point of Beginning.

Skamania County Assessor

Date 6/8/23 Parcel # 2-7-1-1-1602