



00016148202300008340030038

When recorded return to:

Rachael Bates, Anna Bates, and Dugan Bates

~~1471 Wind Mountain Road~~ 369 NW Frank John's Rd
Stevenson, WA 98648

STATUTORY WARRANTY DEED

Reference: S-23-204

THE GRANTOR(S)

~~Barbara Espinosa and Francisco Espinosa, wife and husband,~~

Francisco Espinosa and Barbara Espinosa, husband and wife
for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

Rachael Bates, a single woman, and Anna Bates and Dugan Bates, wife and husband

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 26, T4N, R7E W.M.

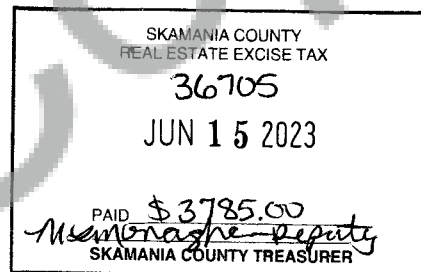
SUBJECT TO SPECIAL EXCEPTIONS 7, 8, 9 & 10 OF THE PRELIMINARY TITLE REPORT DATED MAY
31, 2023 FILE NUMBER S-23-204, A COPY OF WHICH WAS PROVED TO THE GRANTOR AND
GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 04-07-26-2-0-0900-00 *pm*

June 13, 2023
Dated: ~~June 9, 2023~~

Barbara Espinosa
Barbara Espinosa

Francisco Espinosa
Francisco Espinosa



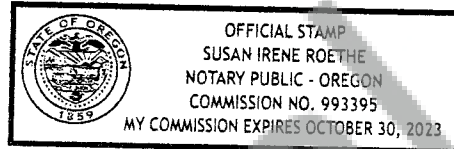
ire Oregon
STATE OF WASHINGTON
COUNTY OF SKAMANIA *Clarkamas*

This record was acknowledged before me on 17 day of June, 2023 by Barbara Espinosa and Francisco Espinosa.

Susan Irene Roeth
Signature

Notary Public
Title

My commission expires: *10/30/2023*
ire



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 271 Hemlock Road, Carson, WA 98610
Tax Parcel Number(s): 04-07-26-2-0-0900-00

Property Description:

A tract of land located in the West Half of the East Half of the Northeast Quarter of the Northwest Quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the intersection of the Southerly line of the county road known and designated as the Hemlock Road with the East line of the West Half of the East Half of the Northeast Quarter of the Northwest Quarter of the said Section 26; thence South 400 feet along the East line of the West Half of the East Half of the Northeast Quarter of the Northwest Quarter of the said Section 26; thence West 100 feet; thence North to intersection with the Southerly line of the said Hemlock Road; thence Easterly along the Southerly line of said road to the point of beginning.

Skamania County Assessor *om*

Date 01/15/23 Parcel # 04072620090000