



SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

36726

JUL 10 2023

PAID *exempt*
Mel Monaghan
SKAMANIA COUNTY TREASURER

When recorded mail to
BRENT L. & TYRAE L. MAHAN
3370 W. QUAIL HAVEN CIR.
TUCSON, AZ 85745

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, I or we,
BRENT MAHAN, a/k/a BRENT L. MAHAN, and TYRAE MAHAN, a/k/a TYRAE L. MAHAN,
husband and wife ("Grantors")

do/does hereby grant and convey to

BRENT L. MAHAN and TYRAE L. MAHAN, as Trustees, or their successors in trust, under **THE MAHAN FAMILY LIVING TRUST, DATED MAR 30 2023**, ("Grantees")

the following real property situated in SKAMANIA County, Washington:

Legal Description:

LOT 1 MEL STEWART S/P BK 2/PG 109 +.88 AC BLA BK 139/PG 186

For Full Legal, see attached Schedule "A"

Assessor's Property Tax Parcel/Account Number: ~~00000000000000000000~~ **03072520010600** (W)

Title to the property is warranted by Grantors as against all acts of Grantors and none other. We covenant that we convey and warrant specially the title against all persons claiming under us.

DATED this 30 day of March, 2023

Brent Mahan
Brent L. Mahan

BRENT MAHAN, a/k/a BRENT L. MAHAN

- *Tyrae Mahan, aka*
- *Tyrae L. Mahan*

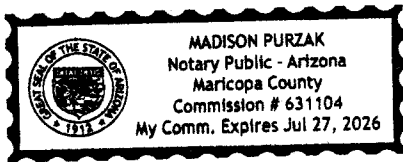
TYRAE MAHAN, a/k/a TYRAE L. MAHAN

State of Arizona }
County of Pima } ss.

The foregoing instrument was acknowledged before me this 30 day of March, 2023, by
BRENT MAHAN, a/k/a BRENT L. MAHAN.

Madison Purzak
NOTARY PUBLIC

My commission expires:

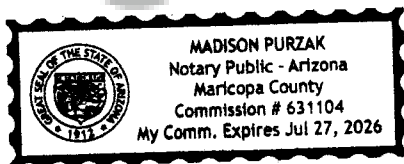


State of Arizona }
County of Pima } ss.

The foregoing instrument was acknowledged before me this 30 day of March, 2023, by
TYRAE MAHAN, a/k/a TYRAE L. MAHAN.

Madison Purzak
NOTARY PUBLIC

My commission expires:



SCHEDULE "A"

PARCEL I:

A parcel of land in the Southeast quarter of the Northwest quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot One (1), of the MEL E. STEWART Short Plat, recorded in Book 2 of Short Plats, Page 109, Skamania County Records.

AND

A tract of land described as Lot 2 of the Mel Stewart Short Plat recorded in Book 2, Page 109 & 109-A, Skamania County Records, in the South half of the Northwest quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, as conveyed to Grantors in the certain Quit Claim Deed recorded October 26, 2022 at Recording No. 2022-002136, and more particularly described as follows:

BEGINNING at the most North and East corner of that parcel described in the above said Lot 2, as monumented by a 5/8-inch rebar;

THENCE along the East line of said parcel South 00 degrees 54 minutes 24 seconds West, a distance of 215.59 feet;

THENCE North 67 degrees 50 minutes 36 seconds West, a distance of 26.97 feet;

THENCE North 02 degrees 51 minutes 19 seconds West, a distance of 186.42 feet;

THENCE North 57 degrees 16 minutes 02 seconds West, a distance of 26.74 feet, more or less, to a point on the South Right-of-Way of Loop Road;

THENCE along said South Right-of-Way North 73 degrees 46 minutes 51 seconds East, a distance of 20.00 feet;

THENCE along the North line of the above said Lot 2 South 88 degrees 49 minutes 33 seconds East, a distance of 40.97 feet to the Point of Beginning.

PARCEL II:


The South 595 feet of the Southeast quarter of the Southeast quarter of the Northwest quarter in Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying easterly of the East line of Loop Road.

EXCEPTING THEREFROM the following:

SCHEDULE "A"
(continued – page 2)

- A. Lot 1 of the MEL E. STEWART Short Plat, recorded in Book 2 of Plats, page 109, Skamania County Short Plat Records.
- B. The portion lying Easterly of the center line of Kanaka Creek.

Skamania County Assessor

Date 7-10-23 Parcel# 3-7-25-2-106


Unofficial
Copy