

When recorded return to:

Justin Virgil Judd and Estefany Selene Judd
PO Box 846
Carson, WA 98610

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

2023-001452

10/05/2023 04:12 PM

Request of: COLUMBIA GORGE TITLE



STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-23-316

THE GRANTOR(S)

Kenneth C. Hinzman, a married person, who acquired title as a single person as his separate property

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
THE GRANTEE(S)
Justin Virgil Judd and Estefany Selene Judd, a married couple

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.)

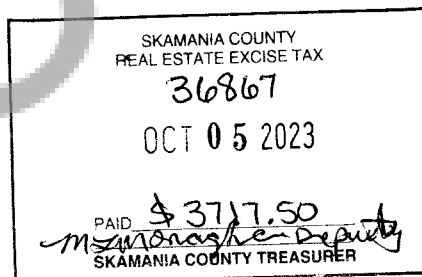
Ptn. Sec 36, T3N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 7, 8 & 9 OF THE PRELIMINARY TITLE REPORT DATED AUGUST
3, 2023 FILE NUMBER S-23-316, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND
GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-1-0-1700-00

Dated: 10-5-23

Kenneth C. Hinzman



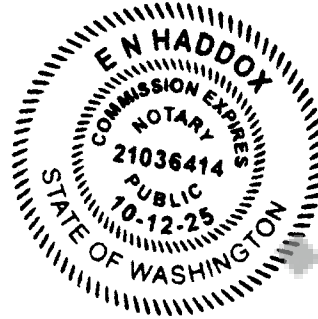
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 5th day of October, 2023 by Kenneth C. Hinzman.

Ettadrox
Signature

notary
Title

My commission expires: 10/12/25



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 451 Kanaka Creek Road, Stevenson, WA 98648
Tax Parcel Number(s): 03-07-36-1-0-1700-00

Property Description:

A tract of land in Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at a point 88 feet West of a monument marking the Northwest corner of the Henry Shepard D. L. C., said being on the Westerly right of way line of the county road known and designated as Kanaka Creek Road; thence West 299 feet; thence South 52° 30' East 427.1 feet, more or less, to intersection with the Westerly right of way line of Kanaka Creek Road aforesaid; thence following the Westerly right of way line of said road in a Northwesterly directions 256 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed by Deed recorded in Book 31, Page 589, records of Skamania County.

FURTHER EXCEPTING THEREFROM that portion conveyed to Skamania County by instrument recorded in Book 58, Page 461.

Skamania County Assessor

Date 10-5-23 Parcel# 3-7-36-1-1706

