

Request of: COLUMBIA GORGE TITLE



When recorded return to:

Shawn B. Van Pelt and Tina M. Van Pelt
255 Northwest Gale Street
Stevenson, WA 98648

QUIT CLAIM DEED

THE GRANTOR(S) Next Venture, LLC, a Washington Limited Liability Company

for and in consideration of

Mere Change in Identity (\$0.00) DOLLARS

in hand paid, conveys and quit claims to

GRANTEE(S)

Shawn B Van Pelt and Tina M Van Pelt, a married couple

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

together with all after acquired title of the grantor(s) herein:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. (Page 3)

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

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

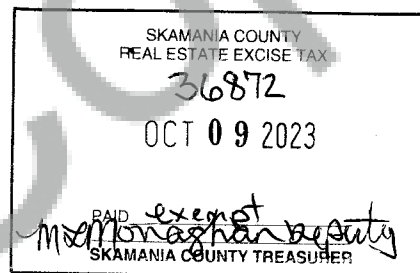
Tax Parcel Number(s): 03-07-36-1-4-0490-00

Dated: October 6, 2023

Next Venture, LLC

BY: Shawn B Van Pelt, Member

Tina M Van Pelt, Member



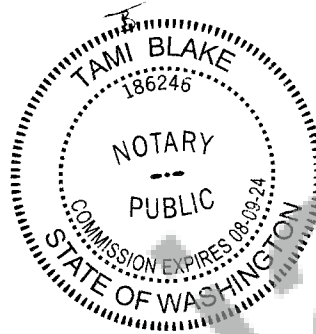
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 6 day of October, 2023 by
Shawn B Van Pelt and Tina M Van Pelt.

Tami Blake
Signature

Notary
Title

My commission expires: 08-09-2024



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 220 Northwest Gale Street, Stevenson, WA 98648
Tax Parcel Number(s): 03-07-36-1-4-0490-00

Property Description:

A portion of Lot 5, STEVENSON PARK ADDITION to the Town of Stevenson, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 38, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at a point on the North line of the said Lot 5, a distance of 433.92 feet from the Northeast corner thereof; thence West along the North line of the said Lot 5 to a point 120 feet East of the Southeast corner of Lot 6 of said Stevenson Park Addition; thence South to the center of Kanaka Creek; thence in a Southerly direction following the center line of said Kanaka Creek to its intersection thereof with the South line of said Lot 5; thence East along the South line of said Lot 5 to a point South 10° 21' East, a distance of 152.47 feet from the point of beginning; thence North 10° 21' West, a distance of 152.47 feet to the point of beginning.

Skamania County Assessor

Date 10/9/23 Parcel # 3-7-36-1-4-490
[Signature]