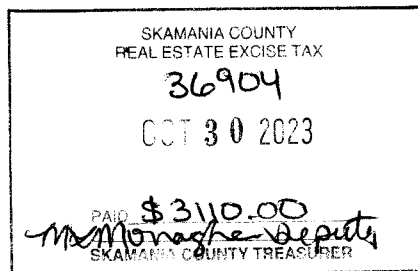




Once recorded, return to:
Michael F. Van Hoomissen
3350 Fir Ridge Road
Lake Oswego, OR 97035



Washington Statutory Warranty Deed

Grantor: DALLAS J. HUGHES

Grantee: DALLAS J. HUGHES AND ERIC J. LEHMAN as joint tenants with right of survivorship

Legal description (abbrev.): NW ¼ SEC 17 T3N R8E

Tax Parcel ID No.: 03081720016000 *fm 10/30/23*

THE GRANTOR, DALLAS J. HUGHES, for and in consideration of Two Hundred Thirty Thousand and No/100 US Dollars (\$230,000.00) and other valuable consideration in hand paid, conveys and warrants unto DALLAS J. HUGHES and ERIC J. LEHMAN as joint tenants with right of survivorship, GRANTEES, all right, title and interest in the real property situated in the County of Skamania, State of Washington, as set forth in the attached Exhibit A, subject to easements, restrictions, reservations, and other agreements and matters of record, if any.

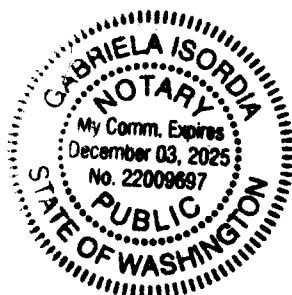
DATED October 20, 2023.

DALLAS J. HUGHES

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

On October 20, 2023, personally appeared Dallas J. Hughes to me known to be the individual described herein and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public in and for the State of
Washington, residing at Stevenson, WA
My commission expires: December 3, 2025

EXHIBIT A

Legal Description of Property: A tract of land in the Southwest Quarter of the Northwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the county of Skamania and the State of Washington, described as follows:

Beginning at the Northwest Corner of Section 17; thence South $00^{\circ}57'20''$ West along the West line of said Section 17 a distance of 1,321.79 feet to the centerline of the county road known and designated as the Old Detour Road (County Road No. 2331) being the initial point of the tract hereby described; thence South $00^{\circ}57'20''$ West along the West line of said Section 17 a distance of 495.68 feet to the North right of way line of the B.P.A. Transmissions Line (Hanford-Ostrander); then North $61^{\circ}43'30''$ East 238.35 feet; thence North $00^{\circ}57'20''$ East 418.27 feet to the centerline of Old Detour Road; then Easterly along the centerline of said Old Detour Road 211.5 feet, more or less to the initial point;

EXCEPT that portion conveyed to Skamania County by instrument recorded January 18, 1978 in Book 74, Page 136, Skamania County Records.

Skamania County Assessor

Date 10-3-23 Parcel# 03081220016000

AM