

**After recording, return to:**

Patrick D. Bryson  
Attorney at Law  
Five Centerpointe Drive, Suite 240  
Lake Oswego, OR 97035-8682

**Send tax statements to:**

Cameron J. Byron  
91 Hall Road  
Stevenson, WA 98648

Skamania County  
Real Estate Excise Tax

36900  
OCT 30 2023

PAID EXEMPT  
Skamania County Treasurer  
*Cody [Signature]*

The true consideration for this conveyance is Zero Dollars [\$0].

**BARGAIN AND SALE DEED**

**BETH J. HUDSON**, Trustee of the Beth R. Byron Trust dated September 12, 2014, as amended. who took title as **BETH J. HUDSON**, Trustor and Trustee of the Beth R. Byron Trust dated September 12, 2017, and **CAMERON BYRON**, (collectively "GRANTOR"), bargains, sells, and conveys to **CAMERON J. BYRON**, GRANTEE, all of their interest in the following described real property located in Skamania County, Washington, commonly known as 91 Hall Road, Stevenson, WA 98648:

Assessor's Parcel No. 02062320010600 *Ym 10/30/23*  
Abbreviated Legal Tract 9, Subdivision of Columbia River Estates  
Legal Description See Exhibit A attached hereto

SUBJECT TO all conditions, declarations, easements, encumbrances, liens, rights, reservations, restrictions and other matters of record, if any.

Dated: October 20, 2023.

*Beth J. Hudson*

**BETH J. HUDSON**, Trustee of the Beth  
R. Byron Trust dated September 12, 2014

*Cameron Byron*

**CAMERON BYRON**

On the 17th day of October, 2023, personally appeared before me the above named **BETH J. HUDSON** and acknowledged the foregoing instrument to be her voluntary act and deed.



STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

On the 10 day of October, 2023, personally appeared before me the above named **CAMERON BYRON** and acknowledged the foregoing instrument to be his voluntary act and deed.



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**EXHIBIT A**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23 AFORESAID WHICH IS ALSO THE SOUTHWEST CORNER OF TRACT NO. 8 OF COLUMBIA RIVER ESTATES, RECORDED UNDER AUDITOR FILE NO. 75656, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

THENCE NORTH 00°36'09" EAST 748.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT NO. 8;

THENCE SOUTH 88°54'00" EAST 290.86 FEET TO THE CENTERLINE OF ROAD "D" AFORESAID;

THENCE ALONG THE CENTERLINE OF SAID ROAD SOUTH 29°19'14" EAST 283.55 FEET TO A 125.46 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 125.46 FOOT RADIUS CURVE 65.49 FEET;

THENCE SOUTH 00°36'09" WEST PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 23, A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 79°47'18" EAST 594.26 FEET TO THE INTERSECTION OF ROAD "D" AND ROAD "B" AFORESAID;

THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD "B" TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23;

THENCE WEST ALONG THE SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23 A DISTANCE OF 451 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 00°36'09" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°36'09" EAST PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 23 A DISTANCE OF 259 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

**Skamania County Assessor**

Date 10-30-23 Parcel# 02062320010600