

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

2023-001595

11/01/2023 11:52 AM

Request of: COLUMBIA GORGE TITLE



00017188202300015950030033

When recorded return to:

Christine Marie James and Patrick James  
41 W Hwy 14, #1125  
Spearfish, SD 57783

## STATUTORY WARRANTY DEED

Filed for record request of:  
Columbia Gorge Title  
Reference: S-23-344

### THE GRANTOR(S)

Brian McKenzie and Ashleigh McKenzie, husband and wife,

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

in hand paid, conveys and warrants to  
THE GRANTEE(S)  
Christine Marie James and Patrick James, wife and husband

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.)

Lot 2 BAXTER SP AF#2022002368

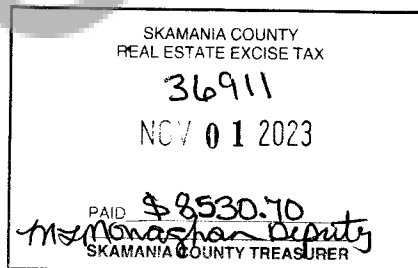
SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11 OF THE PRELIMINARY TITLE REPORT DATED  
SEPTEMBER 11, 2023, FILE NUMBER S-23-344. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR  
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-4-3-2205-00

Dated: 10/30/23

Brian McKenzie

Ashleigh McKenzie



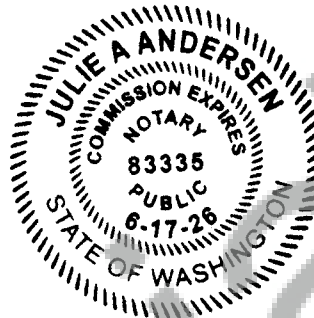
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on 30 day of October, 2023 by Brian McKenzie and Ashleigh McKenzie.

Julie Andersen  
Signature

Escrow Officer, LPO  
Title

My commission expires: June 17, 2026



Unofficial Copy

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 531 Northwest Vancouver Avenue, Stevenson, WA 98648  
Tax Parcel Number(s): 03-07-36-4-3-2205-00

**Property Description:**

A tract of land being a portion of Lot 4, Block 1 of COLUMBIA VIEW ADDITION, in Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the BAXTER Short Plat, recorded in Auditor's File Number 2022002368, Skamania County Records.

**Skamania County Assessor**

Date 11-1-23 Parcel# 03073643220500

*mm*