

When recorded return to:

Rosy G. Rojas Avila
300 East Mill Plain Boulevard, 518 PO Box 451
Vancouver, WA 98660 98666

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-23-335

THE GRANTOR(S)

Cheryl L. Pyle Polzel, who acquired title as Cheryl L. Pyle, a single woman, as her sole and separate estate,

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

in hand paid, conveys and warrants to
THE GRANTEE(S)
Rosy G. Rojas Avila, a single woman

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 ON PAGE 3

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

Lot 2 MEL E. STEWART SP Bk 2/Pg 109

SUBJECT TO SPECIAL EXCEPTIONS 8,9 AND 10 OF THE PRELIMINARY TITLE REPORT DATED
November 15, 2023 FILE NUMBER S-23-335. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR
AND GRANTEE HEREIN NAMED.

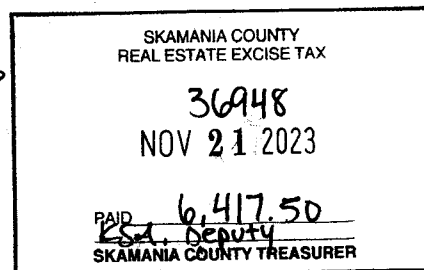
Tax Parcel Number(s): 03-07-25-2-0-0118-00

Dated:

11/20/2023

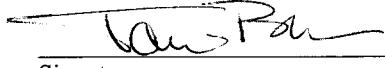
Cheryl L. Pyle Polzel

Gheri & Pyle Polzel



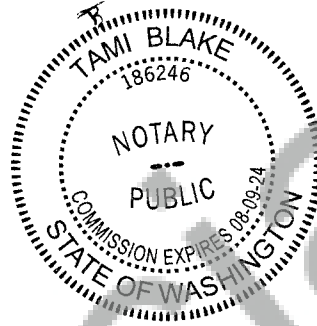
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 20 day of November, 2023 by Cheryl L. Pyle Polzel.


Signature

Notary
Title

My commission expires: 08-09-2024



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: Loop Road, Stevenson, WA 98648
Tax Parcel Number(s): 03-07-25-2-0-0118-00

Property Description:

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 25, 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 MEL E. STEWART Short Plat, recorded in Book 2 of Short Plats, Page 109, Skamania County Records.

EXCEPTING THEREFROM that portion described as follows:

A tract of land located within Tax Parcel 03072520011800, described as Lot 2 of the Mel Stewart Short Plat recorded in Book 2, Page 109 & 109-A, Skamania County records, in the South Half of the Northwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at the most North and East corner of that parcel described in the above said Lot 2, as monumented by a 5/8" rebar,

Thence along the East line of said parcel South 00° 54' 24" West, a distance of 215.59 feet;

Thence North 67° 50' 36" West, a distance of 26.97 feet;

Thence North 02° 51' 19" West, a distance of 186.42 feet;

Thence North 57° 16' 02" West, a distance of 26.74 feet, more or less, to a point on the South Right-of-Way of Loop Road;

Thence along said South Right-of-Way North 73° 46' 51" East, a distance of 20.00 feet;

Thence along the North line of the above said Lot 2 South 88° 49' 33" East, a distance of 40.97 feet to the Point of Beginning.

Skamania County Assessor

Date 11-21-23 Parcel# 03072520011800

211