

Skamania County, WA  
Total: \$305.50  
DEED  
Pgs=3

2024-000018

01/04/2024 12:27 PM

Request of: THERESA CHEN



FILED AT THE REQUEST OF:  
AFTER RECORDING MAIL TO:  
**THERESA CHEN**  
**129 PENDLETON WAY #128**  
**WASHOUGAL, WA 98671**

Skamania County  
Real Estate Excise Tax  
**37010**  
**JAN - 4 2024**

PAID EXEMPT

Skamania County Treasurer  
*Shirley J. Smith, Deputy*

**STATUTORY WARRANTY DEED**

THE GRANTOR, TNT 1993, LLC, a Wyoming limited liability company (previously known as TNT 1993 LLC, a Nevada limited liability company), for and in consideration of Ten Dollars (\$10.00) in hand paid, conveys and warrants to **TIMOTHY T. K. CHEN and THERESA M. CHEN, Trustees, or their successors in trust, of the CHEN LIVING TRUST dated July 3, 2015, and any amendments thereto, the following described real estate, situated in the County of Skamania, State of Washington:**

**Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.**

**Abbreviated Legal Description: #1700 Section 34, Township 2N, Range 5EWM**

**Assessor's Parcel Number: 02053420170000** *jm 1-4-24*

**More commonly known as: 122 Tree-ific Drive West, Washougal, Washington 98671**

Grantor WARRANTS that Grantor has good right and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

The singular terms "Grantor" and "Grantee" as used in this instrument shall be construed to include the plural.

Dated this 3 day of JANUARY, 2024

Theresa M. Chen

Theresa Chen, President of TNT 1993 Management, Corporation,  
on behalf of TNT 1993, LLC, as its Manager

Acknowledgement

State of Washington                     )  
   ) ss.  
County of Clark                     )

On this 3rd day of January, 2024, I certify that I know or have satisfactory evidence that Theresa Chen, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of TNT 1993 Management, Corporation, on behalf of TNT 1993, LLC, as its Manager, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Breanna K. Yeager

Signature of Notary: [Signature]

Notary Public in and for the State of Washington

Residing at: Clark County

My Commission Expires: 1/15/25

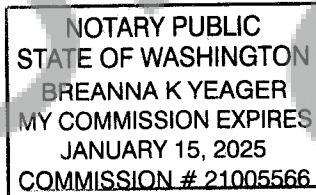


Exhibit "A"  
Legal Description

A tract of land located in the Southwest quarter of the Northwest quarter of Section 34, Township 2 North, Range 5, East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at a point marking the intersection of the channel of the Washougal River with the West boundary line of the said Section 34; thence following the channel of the Washougal River Easterly to a point 400 feet East of the West line of the said Section 34, said point being the initial point of the tract hereby described; thence parallel to the West line of the said Section 34 North 435 feet, more or less, to a point in the center of a certain private road as staked out and established on June 6, 1938; thence Easterly following the center of said private road to a point 500 feet East of the West line of the said Section 34; thence parallel to the West line of the said Section 34 South to the channel of the Washougal River, said point being 500 feet East of the West line of the said Section 34; thence Westerly following the channel of the Washougal River to the initial point.

Skamania County Assessor

Date 1-4-24 Parcel# 02053420170000

Ym