



00018160202400003850040046

When recorded return to:
Brett Caleb Loomis
4115 N Borthwick Avenue
Portland, OR 97217

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612893815

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sean A. Kotka and Crystal J. Forrest Kotka, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Brett Caleb Loomis, a married man, as his sole and separate estate

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot 9 CARSON VALLEY PARK Bk A/Pg 148

Tax Parcel Number(s): 03081740410000 *2m 3/28/29*

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Skamania County

Real Estate Excise Tax

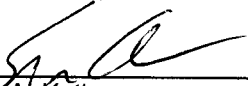
37107

MAR 28 2024

PAID \$5135.00
Skamania County Treasurer
M. M. M. Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 25, 2024



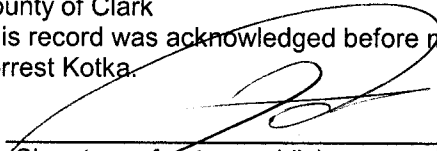
Sean A. Kotka



Crystal J. Forrest Kotka

State of Washington
County of Clark

This record was acknowledged before me on 3/26/2024 by Sean A. Kotka and Crystal J. Forrest Kotka.



(Signature of notary public)

Notary Public in and for the State of Washington
My commission expires: 3/19/2027

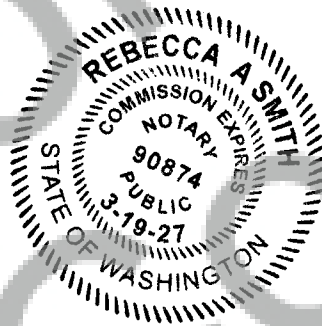


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03081740410000

Lot 9 of CARSON VALLEY PARK, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 148, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 3-22-24 Parcel# 03081740410000
ym

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Easement, including the terms and provisions thereof:
For : Television Cable
Granted to : Gorge Cablevision, Inc.
Recorded : May 18, 1971
Book : 62
Page : 874
Affects : This and other property
3. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of CARSON VALLEY PARK Book A, Page 148.
See recorded plat for details