

00018213202400004200030031

When recorded return to:

John Larry Cody Rosander and Ciara Ann Niedert Rosander
262 Woodard Creek Road
Stevenson, WA 98648

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-97

Skamania County
Real Estate Excise Tax

37119

APR 09 2024

THE GRANTOR(S)
Kami Ruth Rosander, a married woman as her separate estate,

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

PAID \$ 2975.00

in hand paid, conveys and warrants to
THE GRANTEE(S)
John Larry Cody Rosander and Ciara Ann Niedert Rosander, husband and wife

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 LOCATED ON PAGE 3.

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

Lot 2 CLOE SP Bk 3/Pg 408

SUBJECT TO SPECIAL EXCEPTIONS 2ND HALF 2024 property taxes and 10,11,12,13,14 and 15 OF THE PRELIMINARY TITLE REPORT DATED March 21, 2024 FILE NUMBERS-24-97. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

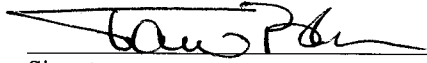
Tax Parcel Number(s): 02-06-34-1-0-1900-00

Dated: 4.8.2024

Kami Ruth Rosander
Kami Ruth Rosander

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 8 day of April, 2024 by Kami
Ruth Rosander.



Signature

Notary for Washington
Title State

My commission expires: 08-09-2024

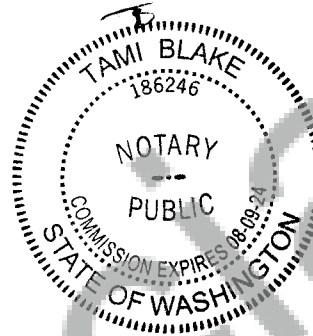


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 262 Woodard Creek Road, Stevenson, WA 98648

Tax Parcel Number(s): 02-06-34-1-0-1900-00

Property Description:

A tract of land in the Northeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the CLOE Short Plat, recorded in Book 3 of Short Plats, Page 408, Skamania County Records.

TOGETHER WITH the West 70.82 feet of Lot 1 of CLOE Short Plat, recorded in Book 3 of Short Plats, Page 408, Skamania County Records.

Skamania County Assessor

Date 4/9/24 Parcel# 2-6-34-1-1908

[Signature]