

Request of: CLARK COUNTY TITLE



When recorded return to:

**Tonya Moore**  
**4113 SE 66th Ave**  
**Portland, OR 97206**

# STATUTORY WARRANTY DEED

CL26022

The Grantor, **Carson Creek LLC, a Washington Limited Liability Company**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Tonya Moore, an unmarried woman**

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

**See Attached Exhibit "A"**

Abbreviated Legal: **LOT 3 OF EDGEWATER PROPERTIES**

Tax Parcel Numbers(s): 04-07-23-3-4-0611-00 *Im 4-18-24*

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: April 10, 2024

**Carson Creek Homes, LLC**

**By: Upside Properties LLC, Managing Member**

Skamania County

## Real Estate Excise Tax

37132

APR 18 2024

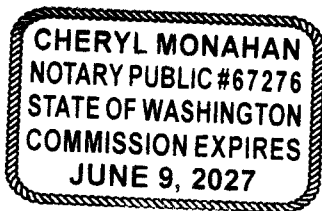
By: Jeff Streich  
Jeff Streich, Manager


PAID \$4492.47  
Skamania County Treasurer  
*M. M. [Signature]*

By: Lindsay Streich  
Lindsay Streich, Manager

STATE OF Washington  
COUNTY OF Clallam } ss.

This record was acknowledged before me on April 10, 2024 by **Jeff Streich and Lindsay Streich, Managers of Upside Properties, LLC, as Managing Member of Carson Creek Homes, LLC.**



  
\_\_\_\_\_  
Notary Public  
My commission expires 6/9/2027

Unofficial Copy

EXHIBIT "A"

LOT 3 AND A PORTION OF LOT 2, PLAT OF EDGEWATER PROPERTIES, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 119, RECORDS OF SKAMANIA COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 33°21'17" EAST 135.00' ALONG THE WEST MARGIN OF EDGEWATER DRIVE; THENCE SOUTH 56°54'11" WEST 246.54' TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°03'50" EAST 161.65' TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 57°1'21" EAST ALONG SAID LINE 157.51' TO THE POINT OF BEGINNING.

Situated in the County of **Skamania**, State of **Washington**.

Skamania County Assessor

Date 4-18-24 Parcel# 04072334 061100  
JM

End of Exhibit "A"