Skamania County, WA Total:\$306.50 DEED

2024-000516 05/01/2024 04:25 PM

Request of: CLARK COUNTY TITLE

## 00018350202400005160040046

WHEN RECORDED RETURN TO:

Tonya Moore 4113 SE 66th Avenue Portland, OR 97026

CL26022

DOCUMENT TITLE(S)

SWD revecord

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Original Recording Number: 2024-000458

**GRANTOR(S):** 

Carson Creek Homes LLC, a Washington Liability Company

**GRANTEE(S):** 

Tonya Moore, an unmarried woman

ABBREVIATED LEGAL DESCRIPTION:

**LOT 3 OF EDGEWATER PROPERTIES** 

TAX PARCEL NUMBER(S):

04-07-23-3-4-0611-00

Skamania County

Real Estate Excise Tax

37146

MAY 01 2024

PAID exemp

M Skanjania C Inty Treps with

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the

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

2024-000458 04/18/2024 12:42 PM

Request of: CLARK COUNTY TITLE

When recorded return to:

0001826920240004580030034

Tonya Moore 4113 SE 66th Ave Portland, OR 97206

Skamania County
Real Estate Excise Tax

MAY **01** 2024

PAID	
	Skamania County Treasurer

## STATUTORY WARRANTY DEED

CL26022

Homes

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 JW 4-18-24

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

Dated: April / O , 2024

Skamania County

Real Estate Excise Tax

37132

APR 18 2024

Carson Creek Homes, LLC

By: Upside Properties LLC, Managing Member

PAID \$ 4492.47

M Skappania County Treasure

1

indsay Streich, Manager

( ) ( ) ( )	
STATE OF WUNNINGTON	
STATE OF WUSHINGTON SS.	
This record was acknowledged before me on Apri Lindsay Streich, Managers of Upside Propertie Homes, LLC.	l, 2024 by Jeff Streich and es, LLC, as Managing Member of Carson Creek
,	M

CHERYL MONAHAN
NOTARY PUBLIC #67276
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 9, 2027

Notary Public My commission expires (AD)

## **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.

Date 4.1824 Parcel # 04072334 061100

Skamania County Assessor

End of Exhibit "A"

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