



After Recording, Return To:  
Jaques, Sharp  
205 Third Street  
Hood River, OR 97031

Skamania County  
Real Estate Excise Tax  
37148  
MAY 02 2024

STATUTORY WARRANTY DEED

PAID exempt  
Skamania County Treasurer  
M. McLaughlin

GRANTOR: Laszlo Regos, Trustee, Laszlo Regos Revocable 1999 Trust

GRANTEES: Matthew Ryan and Glenda Ryan, husband and wife

LEGAL DESCRIPTION:

All that portion of Lot 12, SEELEY'S SUBDIVISION of the southwest quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, which lies southerly of the south right of way line of the Cook-Underwood County Road, as conveyed to Skamania County by deed recorded April 1, 1975, in Book 68, page 620, Skamania County Deed Records.

ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: A portion of 03101900080100 to be added to 03101943010000

STATUTORY WARRANTY DEED

Boundary Line Adjustment

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantees; it is not intended to create a separate parcel and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Subdivision code. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

The Grantor, Laszlo Regos, Trustee, Laszlo Regos Revocable 1999 Trust, herein termed Grantor, for and in consideration of ten dollars (\$10) and other good and valuable consideration,

conveys and warrants to Matthew Ryan and Glenda Ryan, husband and wife, the following described real property in the County of Skamania, and the State of Washington:

All that portion of Lot 12, SEELEY'S SUBDIVISION of the southwest quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, which lies southerly of the south right of way line of the Cook-Underwood County Road, as conveyed to Skamania County by deed recorded April 1, 1975, in Book 68, page 620, Skamania County Deed Records.

Said tract of land is a portion of tax lot 03101900080100 and is being added to tax lot 03101943010000. Attached as Exhibit A, and incorporated herein, are legal descriptions for the Tract to be Exchanged, and Adjusted tax lots 03101900080100 and 03101943010000.

SUBJECT TO the standard pre-printed exceptions set forth in the policy of title insurance typically issued by Columbia Gorge Title company, whether or not issued in connection with this transaction.

DATED this 1 day of March, 2024.

Skamania County Community Development  
- Boundary Line Adjustment

Approved by:

[Signature]  
4/25/24

[Signature]

Laszlo Regos, Trustee, Laszlo Regos  
Revocable 1999 Trust

STATE OF OREGON                     )  
  )ss.  
County of Hood River                )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Laszlo Regos, Trustee, Laszlo Regos Revocable 1999 Trust.

*Please See  
Attached  
Notary*

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires:

# All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

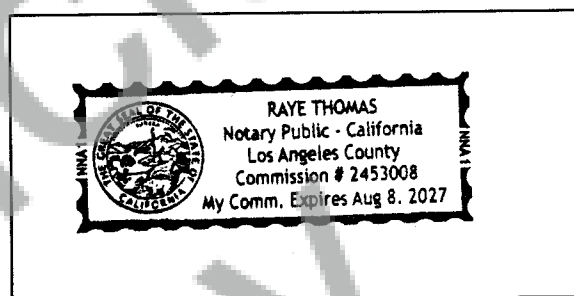
State of California

County of Los Angeles

On 03/01/2024 before me, Raye Thomas Notary Public (here insert name and title of the officer),

personally appeared Laszlo Regos

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Notary Seal

WITNESS my hand  
and official seal.

Signature Raye Thomas

## For Bank Purposes Only

Description of Attached Document

Type or Title of Document Statutory Warranty Deed

Document Date \_\_\_\_\_ Number of Pages \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_

Account Number (if applicable) \_\_\_\_\_



F001-000DSG5350CA-01

Exhibit A  
Page 1

TRACT TO BE EXCHANGED  
03101900080100 TO 03101943010000

All that portion of Lot 12, SEELEY'S SUBDIVISION of the southwest quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, which lies southerly of the south right of way line of the Cook-Underwood County Road, as conveyed to Skamania County by deed recorded April 1, 1975, in Book 68, page 620, Skamania County Deed Records.

Exhibit A  
Page 2

ADJUSTED 03101900080100

All that portion of the East half of Lot 11, SEELEY'S SUBDIVISION of the southwest quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, which lies southerly of the south right of way line of the Cook-Underwood County Road, as conveyed to Skamania County by deed recorded April 1, 1975, in Book 68, page 620, Skamania County Deed Records.

Exhibit A  
Page 3

ADJUSTED 03101943010000

Lot 13, SEELEY'S SUBDIVISION of the southwest quarter of Section 19, recorded in Book A of Plats, Page 32, Skamania County Plat Records, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THERFROM all that portion lying within the ERICSON VIEW TRACTS recorded in Book A of Plats, Page 117, Skamania County Plat Records.

ALSO EXCEPTING THEREFROM that portion conveyed March 17, 1972, in Book 63, Page 896, Skamania County Deed Records.

AND ALSO EXCEPTING THEREFROM that portion conveyed October 17, 2019 as Auditor's File No. 2019-002001, Skamania County Deed Records.

TOGETHER WITH all that portion of Lot 12, SEELEY'S SUBDIVISION of the southwest quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, which lies southerly of the south right of way line of the Cook-Underwood County Road, as conveyed to Skamania County by deed recorded April 1, 1975, in Book 68, page 620, Skamania County Deed Records.

Skamania County Assessor *DM*

Date *05/25/24*

Parcel# *03101900080100*  
*DM* *05/02/24* *03101943010000*