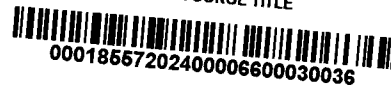


Skamania County, WA
Total: \$305.50
DEED
Pgs=3

2024-000660

05/30/2024 04:46 PM

Request of: COLUMBIA GORGE TITLE



00018557202400006600030036

When recorded return to:

Ryan David Lange and Melissa Kaselitz
522 Connecticut Street
San Francisco, CA 94107

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-164

THE GRANTOR(S)

Thomas A. Lumpkin, a married man as his separate estate,

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

THE GRANTEE(S)

Ryan David Lange and Melissa Kaselitz, a married couple

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.

TOGETHER WITH mobile home 1973 MARLE 56 X 24 VIN 9530814

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

Ptn. Sec 20, T3N, R10E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 10,11,12,13,14,15,16 AND 17 OF THE PRELIMINARY TITLE REPORT
DATED APRIL 23, 2024, FILE NUMBER S-24-164. A COPY OF WHICH WAS PROVIDED TO THE
GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-10-20-0-0-1100-00 *gm*

Dated: 5-24-2024

Thomas A. Lumpkin
Thomas A. Lumpkin

Skamania County
Real Estate Excise Tax

371.99

MAY 30 2024

\$9923.00

PAID

Melissa Kaselitz
Skamania County Treasurer

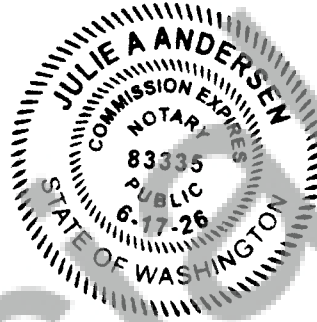
STATE OF Washington
COUNTY OF Skamania

This record was acknowledged before me on 24 day of May, 2024 by Thomas
A. Lumpkin.

Julie A Andersen
Signature

Notary Public
Title

My commission expires: June 17, 2026



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 10481 Cook-Underwood Road, Underwood, WA 98651
Tax Parcel Number(s): 03-10-20-0-0-1100-00

Property Description:

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

That portion of the following described tract of lying North of the Cooks Underwood County Road:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section (South Quarter Corner), thence West 30 rods (495.0 feet); thence North 53 1/3 rods (880.0 feet); thence East 30 rods (495.0 feet); thence South 53 1/3 rods (880.0 feet) to the point of beginning.

EXCEPTING THEREFROM the following:

That portion conveyed to Steven Koch et ux, by instrument recorded in Book 177, Page 947.

That portion conveyed to Nelson L. Meaghers et ux, by instrument recorded in Book 66, Page 732.

That portion conveyed to David J. Hoagland et ux, by instrument recorded January 29, 1990, in Book 117, Page 634.

TOGETHER WITH mobile home 1973 MARLE 56 X 24 VIN 9530814

Skamania County Assessor 

Date 5/30/24 Parcel# 03102000110000