

When recorded return to:

Cameron Soto and Melissa Soto
409 Madison Street
The Dalles, OR 97058

Skamania County
Real Estate Excise Tax
37220
JUN 18 2024

PAID \$ 3920.00
Skamania County Treasurer
Marronashon Deputy

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-175

THE GRANTOR(S)

Gary C. Pratka, Julie A. Carlson and Scott F. Pratka, Trustees of the Shirley A. Pratka Residuary Trust Dated November 6, 2022 created under the Lawrence and Shirley Pratka Living Trust dated May 5th, 1993 for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)
in hand paid, conveys and warrants to

THE GRANTEE(S)

Cameron Soto and Melissa Soto, 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.

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

Lots 19 & 20 EL DESCANSO Bk A/Pg 90

SUBJECT TO SPECIAL EXCEPTIONS 10.11.12.13.14.15.16 and 21 OF THE PRELIMINARY TITLE REPORT
DATED June 12, 2024 FILE NUMBER S-24-175. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 04-07-15-3-0-1400-00

This Deed is Purposely being Signed in Counterparts

Dated: June 14, 2024

The Shirley A Pratka Residuary Trust dated November 6, 2022
Created under the Lawrence and Shirley Pratka Living Trust dated
May 5th, 1993

By: [Signature]
Gary C. Pratka, Trustee

By: _____
Julie A. Carlson, Trustee

By: [Signature]
Scott F. Pratka, Trustee

STATE OF WASHINGTON
COUNTY OF

This record was acknowledged before me on _____ day of _____, 20____ by Julie A. Carlson, Trustee of The Shirley A Pratka Residuary Trust dated November 6, 2022 created under the Lawrence and Shirley Pratka Living Trust dated May 5th 1993.

Signature

Title

My commission expires:

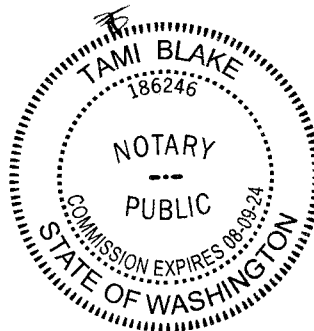
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on ^{14th}~~14~~ day of June, 2024 by Gary C. Pratka, and Scott F. Pratka, Trustees of The Shirley A Pratka Residuary Trust dated November 6, 2022.

[Signature]
Signature

Notary of Washington
Title State

My commission expires: 08 09 2024



Dated: 6-14-2024

The Shirley A Pratka Residuary Trust dated November 6, 2022
Created under the Lawrence and Shirley Pratka Living Trust dated
May 5th, 1993

By: _____
Gary C. Pratka, Trustee
By: Julie A. Carlson
Julie A. Carlson, Trustee

By: _____
Scott F. Pratka, Trustee

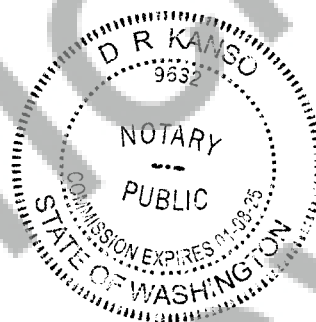
STATE OF WASHINGTON
COUNTY OF CLALLAM

This record was acknowledged before me on 14 day of June, 2024 by Julie A. Carlson, Trustee of The Shirley A Pratka Residuary Trust dated November 6, 2022 created under the Lawrence and Shirley Pratka Living Trust dated May 5th 1993.

D R KANSO
Signature

Notary
Title

My commission expires: 1-8-25



STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on _____ day of _____, 20____ by Gary C. Pratka, and Scott F. Pratka, Trustees of The Shirley A Pratka Residuary Trust dated November 6, 2022.

Signature

Title

My commission expires:

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 642 Cannavinna Road, Carson, WA 98610
Tax Parcel Number(s): 04-07-15-3-0-1400-00

Property Description:

Lots 19 and 20, EL DESCANSO AL RIO, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 90, records of Skamania County, State of Washington.

EXCEPTING THEREFROM a tract of land located in the Northeast Quarter of the Southwest Quarter of Section 15, Township 4 North, Range 7 East, in the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:

Commencing at the Northwest corner of Lot 19, EL DESCANSO AL RIO plat on file and of record at Page 90, of Book A of Plats, records of Skamania County, Washington.

Thence South 12° 06' 52" West, along the West line of said Lot 19 a distance of 263.93 feet to a 1 inch iron pipe and the Point of Beginning of the tract being described herein.

Thence South 27° 07' 40" East, a distance of 28.93 feet to a point;

Thence South 13° 25' 47" West, a distance of 49.58 feet to a point;

Thence North 87° 25' 01" West, a distance of 17.40 feet to a point on the west line of said Lot 19;

Thence North 12° 06' 45" East, along the west line of said Lot 19, a distance of 74.86 feet to the Point of Beginning.

Skamania County Assessor *DM*

Date 10/18/24 Parcel# 04071530140000