

Skamania County, WA  
Total: \$304.50  
DEED  
Pgs=2

**2024-000897**

07/10/2024 03:05 PM

Request of: SAMUELS YOELIN KRANTOR LLP



00018876202400008970020021

After recording, return to:

Eric J. Wieland, Attorney  
Samuels Yoelin Kantor, LLP  
111 SW 5<sup>th</sup> Avenue  
Suite 3800  
Portland, OR 97204

Skamania County  
Real Estate Excise Tax  
37256  
JUL 10 2024

PAID exempt  
Skamania County Treasurer  
*M. Monaghan-Supala*

Tax Parcel No. 03102034110000

Abbreviated Legal: LOT 13, SCENIC HEIGHTS NO 1. A/133

Complete legal description on page 1 of document

Space Above for Recording Information Only

### BARGAIN AND SALE DEED

GRANTOR: Christina L. Larsen and Randall C. Nelson, wife and husband as joint tenants with rights of survivorship

GRANTEE: Randall C. Nelson and Christina L. Larsen, Trustees of the Larsen-Nelson Revocable Trust Agreement, dated September 7, 1994

THE GRANTOR, Christina L. Larsen and Randall C. Nelson, wife and husband as joint tenants with rights of survivorship, for valuable consideration, bargains, sells and conveys to GRANTEE, Randall C. Nelson and Christina L. Larsen, Trustees of the Larsen-Nelson Revocable Trust Agreement, dated September 7, 1994, their entire interest, being an undivided one hundred percent (100%) interest, including any after-acquired interest, in and to the following described real estate situated in Skamania County, Washington:

**Lot 13 of SCENIC HEIGHTS NO. 1 according to the official plat thereof on file and of record at page 133, Book A of Plats, Records of Skamania County, Washington.**

SUBJECT TO covenants, restrictions, easements, conditions and reservations of record and existing boundary lines and encroachments.

The liability and obligations of the Grantor to the Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to the Grantor under any title insurance policy. The Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the Grantor under any title insurance policy.

Skamania County Assessor *LM*


Date 7-10-24 Parcel# 03102034110000

BARGAIN AND SALE DEED

69143-00001:1995173

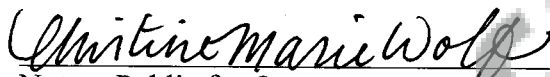
DATED this 1<sup>st</sup> day of July, 2024.

  
Christina L. Larsen, Grantor

  
Randall C. Nelson, Grantor

STATE OF OREGON       )  
  ) ss.  
County of Multnomah    )

On this 1<sup>st</sup> day of July, 2024, personally appeared the above-named Christina L. Larsen, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

  
Notary Public for Oregon



STATE OF OREGON       )  
  ) ss.  
County of Multnomah    )

On this 1<sup>st</sup> day of July, 2024, personally appeared the above-named Randall C. Nelson, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.

  
Notary Public for Oregon



BARGAIN AND SALE DEED

69143-00001:1995173