



00018942202400009500020028

WHEN RECORDED RETURN TO:  
Carolyn A. Simms, Attorney  
P.O. Box 169  
Washougal, WA 98671

Skamania County  
Real Estate Excise Tax

37275  
JUL 17 2024

PAID exempt  
Matthew McGowan Skamania County Treasurer

### STATUTORY WARRANTY DEED

GRANTORS: KENNETH C. COLE and MARY ANN DUNCAN-COLE  
GRANTEES: KENNETH C. COLE and MARY ANN DUNCAN-COLE, Trustees  
ABBREVIATED  
LEGAL:  
TAX PARCEL: 02072100090000

LM 7-16-24

THE GRANTOR(S), KENNETH C. COLE and MARY ANN DUNCAN-COLE, husband and wife, for and in consideration of a transfer to a revocable trust according to WAC 458-61A-211(2)(g) and other valuable consideration, conveys to KENNETH C. COLE and MARY ANN DUNCAN-COLE, Trustees of the KEN & MARY ANN COLE REVOCABLE TRUST dated April 23, 2024, the following described real estate, situated in the County of Skamania, State of Washington:

Legal Description is attached hereto as Exhibit "A" and made a part hereof.

DATED this 23<sup>rd</sup> day of April, 2024.

Kenneth C. Cole  
KENNETH C. COLE

Mary Ann Duncan-Cole  
MARY ANN DUNCAN-COLE

STATE OF WASHINGTON )  
COUNTY OF CLARK )ss.

On this day personally appeared before me KENNETH C. COLE and MARY ANN DUNCAN-COLE to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of April, 2024.

NOTARY PUBLIC  
STATE OF WASHINGTON  
CAROLYN A SIMMS  
MY COMMISSION EXPIRES  
SEPTEMBER 01, 2025  
COMMISSION # 62015

Carolyn A. Simms  
Notary Public for Washington  
Residing at: Clark County  
My Commission expires: 9-1-2025

EXHIBIT A

Parcel No. 02072100090000

Beginning at the Northwesterly corner of West Gumwood Avenue as shown on the Plat of Bauguess and Cole Addition to the Town of North Bonneville on file and of record in the office of the Auditor of Skamania County, Washington; thence North  $40^{\circ} 49'$  West 345.86 feet; thence South  $51^{\circ} 05'$  West 70.75 feet to intersection with the government meander line; thence following said meander line South  $23^{\circ} 12'$  East 174.18 feet (government bearing South  $24^{\circ} 08'$  East); thence South  $39^{\circ} 32'$  East 180 feet (government bearing South  $40^{\circ} 28'$  East); thence South  $26^{\circ} 59'$  East 37.76 feet (government bearing South  $27^{\circ} 55'$  East); thence departing from said government meander line, North  $42^{\circ} 31'$  East 137.27 feet; thence North  $40^{\circ} 57'$  West 18.02 feet to the point of beginning.

SUBJECT TO Easements and Exceptions of record.

Skamania County Assessor

Date 7-16-24 Parcel# 02072100090000  
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