

When recorded return to:

Katharine Wedgwood
PO Box 1140
Carson, WA 98610

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-237

THE GRANTOR(S)
Kristina Lynn Sexton, an individual
for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)
in hand paid, conveys and warrants to
THE GRANTEE(S)
Katharine Wedgwood, an unmarried individual

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.)

Lot 2 SEXTON SP AF# 2024000788

SUBJECT TO SPECIAL EXCEPTIONS 11,12,13,14 and 18 OF THE PRELIMINARY TITLE REPORT DATED
July 1, 2024 FILE NUMBER S-24-237. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND
GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-17-3-0-1803-00

Dated:

Kristina Lynn Sexton

Skamania County
Real Estate Excise Tax
37278
JUL 18 2024

LFB 10-05(i) rev. 10.2022
Page 1 of 3

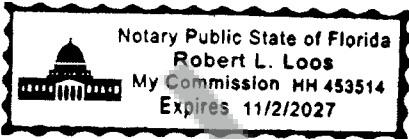
PAID \$5661.50
Skamania County Treasurer
M. Monaghan Deputy

STATE OF FLORIDA
COUNTY OF POLK

This record was acknowledged before me on **this 17th day of July, 2024** by Kristina
Lynn Sexton. **by physical appearance and who provided as identification** *Washington D.C.*

[Signature]
Signature
Robert L. Loos, Notary Public

Title of Document: **STATUTORY WARRANTY DEED**
My commission expires: **11/02/2027**



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 303 Brooks Road, Carson, WA 98610

Tax Parcel Number(s): ~~03-08-17-3-0-1803-00~~
03-08-17-3-0-1804-00

Property Description:

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the SEXTON Short Plat SP-24-01, recorded as Auditor's File No. 2024000788, Skamania County Records.

Skamania County Assessor *SW*

Date 7/18/24 Parcel# 03081730180400