



00018971202400009710030035

When recorded return to:

Vernon J. Edwards and Carol L. Edwards
PO Box 207
Underwood, WA 98651

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-210

THE GRANTOR(S)

Bradley Gallagher and Patricia Gallagher, who acquired title as Patty Gallagher, husband and wife,

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

THE GRANTEE(S)

Vernon J. Edwards and Carol L. Edwards, 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.

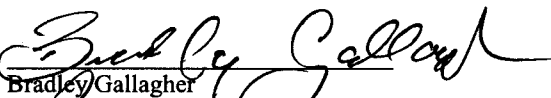
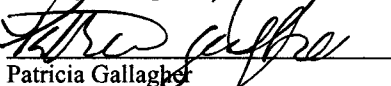
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 2 FLOYD HUTCHENS SP Bk 3/Pg 210

SUBJECT TO SPECIAL EXCEPTIONS 9, 10, 11 & 12 OF THE PRELIMINARY TITLE REPORT DATED JUNE
19, 2024, FILE NUMBER S-24-210, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND
GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-09-11-3-0-2200-00

Dated: 7-19-24

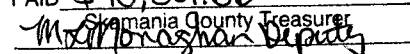

Bradley Gallagher

Patricia Gallagher

Skamania County

Real Estate Excise Tax

37281

JUL 22 2024

PAID \$ 10,301.36
Skamania County Treasurer


STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 19th day of July, 2024 by Bradley
Gallagher and Patricia Gallagher.

E. Haddox
Signature

notary
Title

My commission expires: 10/12/25



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4332 Cook-Underwood Road, Cook, WA 98605
Tax Parcel Number(s): 03-09-11-3-0-2200-00

Property Description:

A tract of land in the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the FLOYD HUTCHENS Short Plat, recorded in Book 3 of Short Plats, Page 210, Skamania County Records.

Skamania County Assessor

Date 7/22/24 Parcel # 3-9-11-3-2200
