

2024-001207

08/27/2024 12:37 PM

00019293202400012070010018

When recorded return to:
David and Sylvia Anderson
1349 Denver St.
Boulder City, NV 89005

Skamania County
Real Estate Excise Tax

37344
AUG 27 2024

PAID \$ 2,367.50
KVA Deputy Skamania County Treasurer

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Vernon J. Edwards and Carol L. Edwards, Trustees of the Vernon J. and Carol L. Edwards Revocable Trust u/a/d 1/25/2023**, for and in consideration of One Hundred Seventy Five Thousand dollars (\$175,000.00) in hand paid, convey and warrant to **David W. Anderson and Sylvia J. Anderson, husband and wife**, the following described real estate, situated in the County of Skamania, State of Washington:

A portion of land lying in the Easterly one-half of Lot 3, OREGON LUMBER CO. SUBDIVISION, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at a point on the North side of the Furness Road that is 439 feet East of the West line of the before mentioned Lot 3; thence East along the Furness Road 195 feet to the West right-of-way of the Cook Underwood County Road; thence North along the right-of-way of the Cook Underwood County Road 83 feet to a point; thence 209 feet in a Westerly direction to a point; thence 88 feet in a Southeasterly direction to the point of beginning.

EXCEPT that portion deeded to Carl Nielson by instrument recorded in Book 147, Page 479.

Tax Parcel Number: 03-09-14-2-0-120000

Skamania County Assessor

Dated: 27 day of August, 2024.

Date 8/27/24 parcel# 3-9-14-2-1200

Vernon J. Edwards
Vernon J. Edwards, Trustee

Carol L. Edwards
Carol L. Edwards, Trustee

State of WASHINGTON
County of SKAMANIA

This record was acknowledged before me on this 27th day of August, 2024 by Vernon J. Edwards and Carol L. Edwards.

Char Hartley
Notary Public in and for the State of WA
My commission expires 12-22-27

