



00019648202400014860030036

After recording return to:
NW Legacy Law, P.S.
1003 Officers Row
Vancouver, WA 98661

Skamania County
Real Estate Excise Tax

37428
OCT 09 2024

PAID exempt
Skamania County Treasurer
M. Monaghan Deputy

Warranty Deed

Grantor: Sally Cowles

Grantee: Sally K. R. Cowles, Trustee of the Cowles Trust dated August 5, 2024

Abbreviated Legal: NE1/4 of the NW1/4 of S29, T3N, R8E

APN: 03082900020000 LM 10/9/24

David Cowles and Sally Cowles, husband and wife, held this Property, defined herein, as community property. On May 2, 2024, David Cowles died. At David E Cowles's death, his community property passed pursuant to RCW 11.04.015 and immediately vested in his spouse, Sally Cowles, pursuant to RCW 11.04.250

Sally Cowles, Grantor, for and in consideration of \$0 in hand paid, conveys and warrants to Sally K. R. Cowles, Trustee of the Cowles Trust dated August 5, 2024, Grantee, the real property situated in the County of Skamania, State of Washington, more particularly described as follows ("Property"):

See attached "Exhibit A."

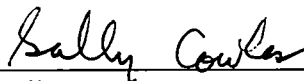
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

[Remainder of page left blank intentionally.]

The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

Dated: August 5, 2024.

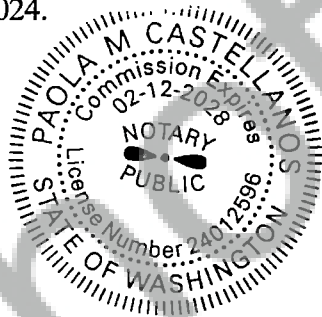
Grantor:


Sally Cowles

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Sally Cowles is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 5, 2024.





Notary Public for the State of Washington
Paola M. Castellanos
My commission expires February 12, 2028

Exhibit A
APN: 03082900020000

The Northeast Quarter of the Northwest Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT the following described as follows:

BEGINNING at a point 100 feet West of the Quarter Corner on the North Line of the said Section 29, thence South 135 feet to the initial point of the tract hereby described; thence South 315 feet; thence West 185 feet; thence in a Northwesterly direction to a point which is 265 feet due West of the initial point; thence East 220 feet; thence north 135 feet to intersection with the North Line of the said Section 29; thence East 45 feet; thence South 135 feet to the initial point.

ALSO EXCEPT that portion thereof conveyed to John E. Jensen and Margaret Flagg Jensen, His wife, by deed dated November 14, 1956 and recorded at Book 42, Page 476, Skamania County Records, State of Washington.

ALSO EXCEPT that portion acquired by United States of America for Bonneville Power Administrations electric power transmission lines.

ALSO EXCEPT that portion conveyed to Skamania County by instrument recorded May 11, 1995 in Book 149, Page 849.

Skamania County Assessor

Date 10-9-24 Parcel# 03082900020000

LM