



00019657202400014910030032

When recorded return to:

Kelsie Lynn Dickerson and Ryan Michael Blasquez  
1695 Oak Street, Apt 19  
Hood River, OR 97031

## STATUTORY WARRANTY DEED

Filed for record request of:  
Columbia Gorge Title  
Reference: S-24-400

**THE GRANTOR(S)**

Wanda K. Dawdy-Wirths, a widow,

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

**THE GRANTEE(S)**

Kelsie Lynn Dickerson, an unmarried woman, and Ryan Michael Blasquez, an unmarried man

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.)

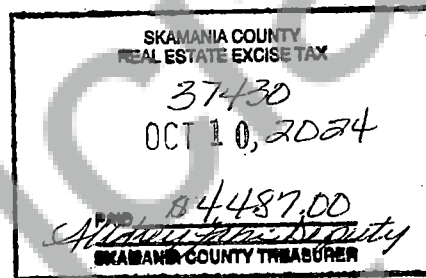
Lot 3 DEGROOTE SP Bk 3/Pg 40

SUBJECT TO SPECIAL EXCEPTIONS 10, 11 & 12 OF THE PRELIMINARY TITLE REPORT DATED  
SEPTEMBER 3, 2024, FILE NUMBER S-24-400. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR  
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-17-4-0-4500-00

Dated: 10/10/24

Wanda K. Dawdy-Wirths  
Wanda K. Dawdy-Wirths



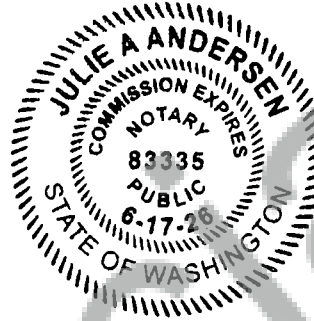
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on 10 day of October, 2024 by Wanda K. Dawdy-Wirths.

Julie Andersen  
Signature

Notary Public  
Title

My commission expires: June 17, 2026



Unofficial Copy

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 102 Vine Maple Loop, Carson, WA 98610  
Tax Parcel Number(s): 03-08-17-4-0-4500-00

**Property Description:**

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

Lot 3 of DEGROOTE Short Plat, recorded in Book 3 of Short Plats, Page 40, Skamania County Records, being a replat of Lots 6 and 7 of CARSON VALLEY PARK.

Skamania County Assessor

Date 10/10/24 Parcel# 3-8-17-4-4500