

Skamania County, WA
Total:\$310.50
DEED
Pgs=8

2024-001512

10/15/2024 01:59 PM

Request of: COLUMBIA GORGE TITLE



00019687202400015120080083

WHEN RECORDED MAIL TO:

Columbia Gorge Title
41 SW Russell Ave.
Stevenson, WA 98648
(509) 427-5681

DOCUMENT TITLE(S)

Statutory Warranty Deed Rerecord

This Document is being rerecorded to correct the legal description.

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

2023001199

GRANTOR(S):

Stanley S. Steudler, an unmarried person and Sharlene A. Steudler, an unmarried person, as joint tenants with right of survivorship

GRANTEE(S):

Derek Hoyte and Anastasia Kuzina, husband and wife

Skamania County
Real Estate Excise Tax

37438

OCT 15 2024

PAID

exempt

Skamania County Treasurer

ABBREVIATED LEGAL DESCRIPTION:

PI: Ptn Lots 9&10 PII: Ptn Lots 10&11 WASHOUGAL RIVERSIDE TRACTS Bk A/Pg 80

TAX PARCEL NUMBER(S):

02-05-32-3-0-3100-00 & 02-05-32-3-0-2900-00

C.S.

Skamania County, WA
Total: \$207.50
DEED
Pgs=5

2023-001199

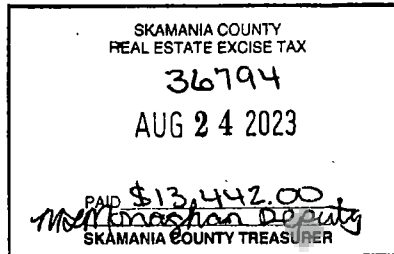
08/24/2023 10:30 AM

Request of: COLUMBIA GORGE TITLE

00016654202300011990050064

AFTER RECORDING MAIL TO:
Derek Hoyte and Anastasia Kuzina

141 Laurel Lane
Washougal, WA
98671



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 23-149346

Statutory Warranty Deed

Abbreviated Legal: PT: PORT OF LOTS 9 & 10 WASHOUGAL RIVERSIDE TRACTS BK APG 804

Additional legal(s) on page: PII: PTN LOTS 10 & 11

Assessor's Tax Parcel Number(s): 02053230310000, 02053230290000 LM 8/24/23

THE GRANTOR Stanley S. Steudler, an unmarried person and Sharlene A. Steudler, an unmarried person, as joint tenants with right of survivorship, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Derek Hoyte and Anastasia Kuzina, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 23 day of August, 2023

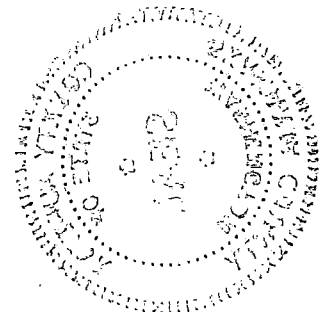
Stanley S. Steudler
Stanley S. Steudler

signed in counterpart
Sharlene A. Steudler

Skamania County
Real Estate Excise Tax

37438
OCT 15 2024

PAID exempt
M. Mashan Deputy
SKAMANIA COUNTY TREASURER



Unofficial
Copy

State of Washington
County of Skamania

I, Robert J. Waymire, Skamania County Auditor, do hereby
certify that the foregoing instrument is a true and correct
copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal
this 15th of October 2024.

Robert J. Waymire, County Auditor

By



Kaitlyn Moser - Deputy

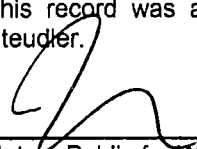
☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }

SS.

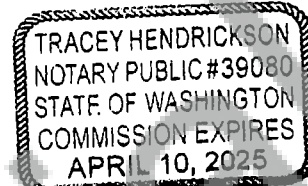
County of Clark }

This record was acknowledged before me on this 23 day of August, 2023 by Stanley S. Steudler.



Notary Public for Washington

My commission expires: 4.10.2025



☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }

SS.

County of _____ }

This record was acknowledged before me on this _____ day of August, 2023 by Sharlene A. Steudler.

Notary Public for Washington

My commission expires: _____

Unofficial Copy

AFTER RECORDING MAIL TO:
Derek Hoyte and Anastasia Kuzina

141 Laurel Lane
Washougal, WA
98671

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 23-149346

Statutory Warranty Deed

Abbreviated Legal: P1: PORT OF LOTS 9 & 10 WASHOUGAL RIVERSIDE TRACTS BK APG 80
Additional legal(s) on page: P11: PIN LOTS 10 & 11
Assessor's Tax Parcel Number(s): 02053230310000, 02053230290000 LM 8/24/23

THE GRANTOR **Stanley S. Steudler**, an unmarried person and **Sharlene A. Steudler**, an unmarried person, as joint tenants with right of survivorship, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Derek Hoyte and Anastasia Kuzina**, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 23 day of August, 2023.

Signed in counterpart

Stanley S. Steudler

Sharlene A. Steudler
Sharlene A. Steudler

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }

SS.

County of _____ }

This record was acknowledged before me on this _____ day of August, 2023 by Stanley S. Steudler.

Notary Public for Washington

My commission expires: _____

☐ If checked, This notarial act involved the use of communication technology.

~~STATE OF WASHINGTON~~ ^{PRO} OREGON }

SS.

County of Clatsop }

This record was acknowledged before me on this 23rd day of August, 2023 by Sharlene A. Steudler.

Mary Ann Hughes
Notary Public for Washington

My commission expires: 1/21/24

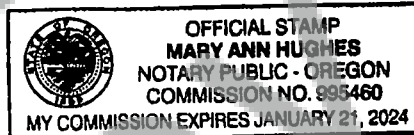


EXHIBIT "A"

PARCEL I: 02-05-32-3-0-3100-00

The Northerly one-half of Tract 9 and the Southerly one-half of Tract 10 of the plat of WASHOUGAL RIVERSIDE TRACTS, according to the Plat thereof, recorded in Book 'A' of Plats, Page 80, in the County of Skamania, State of Washington.

Dividing lines for tracts 9 and 10 to be parallel to the tract lines running Easterly and Westerly.

PARCEL II: 02-05-32-3-0-2900-00

The Northerly one-half of Tract 10 and Southerly three-quarters of Tract 11 of the plat of WASHOUGAL RIVERSIDE TRACTS, according to the Plat thereof, recorded in Book 'A' of Plats, Page 80, recorded in the County of Skamania, State of Washington.

Dividing lines for tracts 10 and 11 to be parallel to the tract lines running easterly ad westerly.

Skamania County Assessor

Date 8-24-23 Parcel# 02053230310000
02053230290000

YH

EXHIBIT 'A'

PARCEL I: 02-05-32-3-0-3100-00

The Northerly one-half of Tract 9 and the Southerly one-half of Tract 10 of the plat of WASHOUGAL RIVERSIDE TRACTS, according to the Plat thereof, recorded in Book 'A' of Plats, Page 80, in the County of Skamania, State of Washington.

Dividing lines for tracts 9 and 10 to be parallel to the tract lines running Easterly and Westerly.

TOGETHER with all rights and property lying between the Easterly extension of the Northerly and Southerly lines of the South one-half (1/2) of Lot Nine (9) and the North one-half (1/2) of Lot Ten (10) and the Easterly ends of the above described property and the center of the Washougal River as platted in Washougal Riverside Tracts in Section 32, Township 2 North, Range 5 East of the Willamette Meridian.

PARCEL II: 02-05-32-3-0-2900-00

The Northerly one-half of Tract 10 and Southerly three-quarters of Tract 11 of the plat of WASHOUGAL RIVERSIDE TRACTS, according to the Plat thereof, recorded in Book 'A' of Plats, Page 80, recorded in the County of Skamania, State of Washington.

Dividing lines for tracts 10 and 11 to be parallel to the tract lines running easterly ad westerly.

TOGETHER with all rights and property lying between the Easterly extension of the Northerly and Southerly lines of the North one-half (1/2) of Lot Ten (10) and South three-quarters (3/4) of Lot Eleven (11) and the easterly ends of the above described property and the center of the Washougal River as platted in Washougal Riverside Tracts in Section 32, Township 2 North, Range 5 East of the Willamette Meridian.

Skamania County Assessor

Date 10/15/24 Parcel# 2-5-32-3-2900 + 3100