

00019767202400015710040045

WHEN RECORDED RETURN TO:

Grant Hedblom
PO Box 786
Washougal, WA 98671

File No.: 2446892

Filed for Record at Request of: **Stewart Title Company**

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Anthony Dewolf**, an unmarried man and **Natasha Bagshaw**, an unmarried woman for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Grant Hedblom, a single person** the following described real estate, situated in the County of Skamania, State of Washington:

See attached Exhibit "A"

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: LOT 6 OF THE SKYE S/D #2006161314

Tax Parcel Number(s): 02053140030000 *2M 10/24/24*

Skamania County
Real Estate Excise Tax

37453

OCT 24 2024

PAID \$11,300.00
Skamania County Treasurer
M. M. Bragman Deputy

Dated: Oct. 17, 2024

Anthony Dewolf
Anthony Dewolf

Natasha Bagshaw
Natasha Bagshaw

State of Washington
County of Clark

This record was acknowledged before me on 10.17.24, 2024 by Anthony Dewolf
and Natasha Bagshaw.

(Stamp)



Printed Name: M E Mastrud
Notary Public

My commission expires: 11-13-2027

Dated: 10/18/24, 2024

Anthony Dewolfe
Anthony Dewolfe

Natasha Bagshaw
~~Natasha Bagshaw~~

State of Washington
County of Clark

This record was acknowledged before me on 10/18, 2024 by Anthony Dewolfe
~~and Natasha Bagshaw.~~

(Stamp)

Pam Campbell
Printed Name: Pam Campbell
Notary Public
My commission expires: 8/9/2025

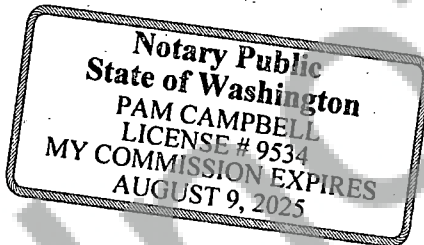


Exhibit "A"

That portion of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, also being a portion of Lot 6 of SKYE SUBDIVISION recorded under Auditor's File Number 2006161314, and a portion of Lot 3 SCHOOL HOUSE SUBDIVISION recorded under Auditor's File Number 2006161315, described as follows:

Beginning at the Northwest corner of Lot 6 of the said SKYE SUBDIVISION; thence North $89^{\circ} 29' 52''$ East along the North line of said Lot 6 and the most Southerly North line of Lot 3 of said SCHOOL HOUSE SUBDIVISION, 1205.89 feet to the Southeast corner of Lot 4 of said SCHOOL HOUSE SUBDIVISION; thence South $01^{\circ} 39' 55''$ West a distance of 205.61 feet; thence North $90^{\circ} 00' 00''$ West a distance of 642.72 feet; thence South $00^{\circ} 00' 00''$ East a distance of 104.12 feet; thence North $90^{\circ} 00' 00''$ West a distance of 150.62 feet; thence South $03^{\circ} 27' 41''$ West a distance of 763.52 feet to a point on the North Right of Way line of the Washougal River Road; thence West along the North line of the Washougal River Road to the Southeast corner of Lot 6 of said SKYE SUBDIVISION; thence North $58^{\circ} 45' 34''$ West 339.98 feet to the most Southerly Southwest corner of said Lot 6; thence North along the West line of said Lot 6, 190.67 feet to its inner corner, thence West 60.60 feet to the most Northerly Southwest corner of said Lot 6; thence North along the West line of said Lot 6, 695.10 feet to the Point of Beginning.

Skamania County Assessor

Date 10-24-24 Parcel# 02053140030000

JM