

Skamania County, WA
Total: \$305.50
DEED
Pgs=3

2024-001612

10/31/2024 11:32 AM

Request of: COLUMBIA GORGE TITLE



00019817202400016120030030

When recorded return to:

David Woody and Catherine Chandler
475 Frank Johns Road
Stevenson, WA 98648

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-322

THE GRANTOR(S)
Lynn June Gunn, 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)
Catherine Chandler and David Woody, wife and husband

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.)

Ptn. Sec 36, T3N, R7E W.M. AKA Ptn. Lot 4 STEVENSON PARK ADD

SUBJECT TO SPECIAL EXCEPTIONS 10,11,12,13 OF THE PRELIMINARY TITLE REPORT DATED
OCTOBER 7, 2024, FILE NUMBER S-24-322. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-1-4-1100-00

Dated: 10-30-2024

Lynn June Gunn
Lynn June Gunn

Skamania County
Real Estate Excise Tax

31461
OCT 31 2024

PAID \$4797.50
Skamania County Treasurer
M. Braggs Deputy

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 30th day of October, 2024 by Lynn
June Gunn.

E. Haddox
Signature

notary
Title

My commission expires: 10/12/25



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 475 NW Frank Johns Road, Stevenson, WA 98648
Tax Parcel Number(s): 03-07-36-1-4-1100-00

Property Description:

That portion of Lot 4 of STEVENSON PARK ADDITION, according to the official Plat thereof, on file and of record in the office of the Auditor of Skamania County, Washington, more particularly described as follows:

Beginning at the intersection of the North line of the said Lot 4 with the Westerly right-of-way of the County Road, known and designated as Frank Johns Road; thence West along the North line of the said Lot 4 a distance of ~~76.69~~ ^{79.41} feet; thence South 11° 30' East 152.74 feet to an iron pipe on the south line of the said Lot 4; thence East 123.8 feet to intersection with the Westerly right-of-way line of the said Frank Johns Road; thence in a Northwesterly direction following said right-of-way line to the point of beginning.

Skamania County Assessor

Date 10/31/24 Parcel # 3-7-36-1-4-1100

