

Skamania County, WA
Total: \$306.50
DEED
Pgs=4

2024-001746

11/25/2024 12:21 PM

Request of: COLUMBIA GORGE TITLE

00019983202400017460040041

When recorded return to:
Pacific Premier Trust Processing Center
PO Box 981012
Boston MA 02298

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-429

THE GRANTOR(S)

Davin B. Cox and Robert Casey Cox, Joint Tenants in Common with Right of Survivorship,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
THE GRANTEE(S)

Pacific Premier Trust Custodian FBO David A. Sauer, IRA, 40%, Pacific Premier Trust Custodian FBO Teresa H. Sauer, IRA, 22.222%, and Red Oak Properties, LLC, a Washington Limited Liability Company

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 1, T2N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 10 & 11 OF THE PRELIMINARY TITLE REPORT DATED OCTOBER 7, 2024, FILE NUMBER S-24-429, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-07-01-1-1-3300-00 *2m 11/25/24*

Dated: *11/22/2024*

[Signature]
Davin B. Cox

[Signature]
Robert Casey Cox

Skamania County

Real Estate Excise Tax

37500

NOV 25 2024

PAID

\$ 6080.00

[Signature]
Skamania County Treasurer

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on _____ day of _____, 20____ by Davin B
Cox and Robert Casey Cox.

Signature

Title

My commission expires: 1-12-2026

Unofficial
Copy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of PLACER

On NOV. 22, 2024 before me, YOLANDA ADAMS, NOTARY PUBLIC
(insert name and title of the officer)

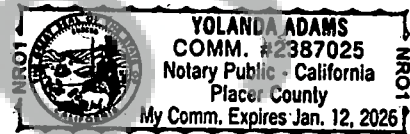
personally appeared DAVIN B. COX and ROBERT CASEY COX
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



Statutory Warranty Read

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 27 SW Russell Avenue, Stevenson, WA 98648
Tax Parcel Number(s): 02-07-01-1-1-3300-00

Property Description:

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the Westerly line of Russell Street in the TOWN OF STEVENSON which is North 34° 30' West 31.2 feet from the Northeast corner of Lot 1, Block 8 of the Town of Stevenson, according to the official Plat thereof, on file and of record in the office of the Auditor of Skamania County, Washington; thence South 34° 30' East a distance of 33 feet; thence South 55° 30' West 4 ½ feet to the Southeasterly corner of the brick and tile building known as the "Skamania County Abstract and Title Company Building;" thence on the same course along the Southerly wall of said building a distance of 25 feet to the angle corner of the brick annex of said building; thence North 34° 30' West along the Westerly wall of the brick annex a distance of 3.5 feet; thence South 55° 30' West a distance of 77.0 feet; thence North 34° 30' West 29.5 feet; thence North 55° 30' East a distance of 106.5 feet to the point of beginning.

Skamania County Assessor

Date 11-25-24 Parcel# 0207011330000

LM