

After recording return to:
NW Legacy Law, P.S.
1003 Officers Row
Vancouver, WA 98661

Skamania County
Real Estate Excise Tax

37502
NOV 25 2024

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

2024-001748

11/25/2024 02:19 PM

Request of: NW LEGACY LAW, P.S.



PAID exempt
Skamania County Treasurer
M. Monaghan Deputy

Warranty Deed

Grantors: Brent A. Eakin and Renate Eakin, husband and wife

Grantees: Brent A. Eakin & Renate Eakin, Trustees of the Eakin Trust dated November 14, 2024

Abbreviated Legal: Lot 4 HALVORSON-MASON SP BK T/Pg 95

APN: 02070210110000 *Im 11/25/24*

Brent A. Eakin and Renate Eakin, husband and wife, Grantors, for and in consideration of \$0 in hand paid, convey and warrant to Brent A. Eakin & Renate Eakin, Trustees of the Eakin Trust dated November 14, 2024, Grantees, the real property located at 195 SW Ryan Allen Rd, situated in the County of Skamania, State of Washington, more particularly described as follows ("Property"):

See attached "Exhibit A."

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

[Remainder of page left blank intentionally.]

The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

Dated: November 14, 2024.

Grantors:

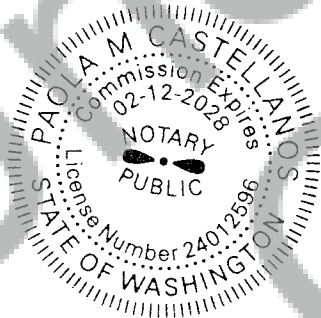
Brent A. Eakin
Brent A. Eakin

Renate Eakin
Renate Eakin

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Brent A. Eakin and Renate Eakin are the people who appeared before me, and said persons acknowledged that each signed this instrument and acknowledged it to be the free and voluntary act of each for the uses and purposes mentioned in the instrument.

Dated: November 14, 2024.



Paola M. Castellanos
Notary Public for the State of Washington
Paola M. Castellanos
My commission expires February 12, 2028

Exhibit A – Legal Description
APN: 02070210110000

Lot 4, HALVORSON-MASON Short Plat, recorded March 31, 1995, Book 'T' of City Plats, Page 95, located in the Northwest Quarter of the Northeast Quarter, Section 2, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM a portion of Lot 4, HALVORSON-MASON Short Plat, recorded March 31, 1995, Book 'T' of City Plats, Page 95, located in the Northwest Quarter of the Northeast Quarter, Section 2, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Beginning at the Southeast corner of Lot 1, HALVORSON-MASON Short Plat; thence South 00° 50' 22" West, along the East line of Lot 4, HALVORSON-MASON Short Plat a distance of 25.00 feet; thence North 80° 57' 17" West, 110.79 feet; thence North 44° 47' 40" West, 86.50 feet to the Southwest corner of said Lot 1; thence South 72° 30' 25" East, along the South line of said Lot 1, distance of 179.00 feet, back to the Point of Beginning.

Skamania County Assessor

Date 11-25-24 Parcel# 02070210110000
2m