



When recorded return to:

Wesley John Huston
Cora Leeanne Wolfe
*230 SW Atwell Rd.
Stevenson, WA 98648*

Skamania County
Real Estate Excise Tax
37537
DEC 23 2024

PAID \$9571.10
Skamania County Treasurer
M. McInnis

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-481

THE GRANTOR(S)

Angela Moser and Andrea Wilbanks, as Co-Personal Representatives of The Estate of Eran E. Howell, deceased, pursuant to Skamania County Superior Court Case No. 24-4-00029-30,

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

in hand paid, conveys and warrants to
THE GRANTEE(S)
Wesley John Huston an unmarried man, and Cora Leeanne Wolfe an unmarried woman

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 10,11,12,13,14 OF THE PRELIMINARY TITLE REPORT DATED
DECEMBER 2, 2024, FILE NUMBER S-24-481. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-07-01-2-0-1000-00 *jm*

Dated: 12-19-2024

The Estate of Eran E. Howell, deceased, pursuant to Skamania County Superior Court Case No. 24-4-00029-30

By: *Angela Moser*
Angela Moser, Co-Personal Representative

By: *Andrea Wilbanks*
Andrea Wilbanks, Co-Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 19 day of December, 2024 by Angela Moser, Co-Representative of The Estate of Eran E. Howell, deceased, pursuant to Skamania County Superior Court Case No. 24-4-00029-30 and Andrea Wilbanks, Co-Personal Representative of The Estate of Eran E. Howell, deceased, pursuant to Skamania County Superior Court Case No. 24-4-00029-30.

Julia Andersen
Signature

Notary Public
Title

My commission expires: June 17, 2026



Unofficial Copy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 230 Southwest Atwell Road, Stevenson, WA 98648
Tax Parcel Number(s): 02-07-01-2-0-1000-00

Property Description:

Beginning at the intersection of the West line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, with the North line of the Baughman D.L.C., said point being 1,520.65 feet South of the Northwest corner of said Section 1;

Thence North 00° 01' West along said West line of Section 1 a distance of 202 feet to the Point of Beginning;

Thence North 00° 01' West, along said West line of Section 1, a distance of 30 feet; thence East 116 feet, more or less, to right of way of former State Highway according to survey approved March 16, 1927;

Thence Southerly along the right of way line of said State Highway to a point East of Point of Beginning.

Thence west to the point of beginning.

ALSO:

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

Beginning at a point on the West line of the said Section 1, North 232 feet from the intersection of said Section line with the North line of the Baughman D.L.C.; thence North 00° 01' West along said Section line 184.55 feet;

Thence South 74° 38' 20" East to intersection with an existing road, the survey of which was approved by the State Highway Commission of the State of Washington on March 16, 1927; and formerly designated as State Highway No. 8;

Thence following the Northerly right of way line of said existing road formerly known as State Highway No. 8 in a Southwesterly direction to a point 232 feet North of the North line of the Baughman D.L.C.;

Thence West to the Point of Beginning.

EXCEPT that portion thereof Deeded to Frank L. Richards, et ux, by Deed dated April 20, 1963 and recorded in Book 51 on Page 232, Records of Skamania County, Washington.

Skamania County Assessor *OM*

Date: *12/23/24* Parcel# *02070120100000*