



00020174202400018970040049

When recorded return to:

Carlos R. Vera
1719 South 372nd Place
Federal Way, IL 60608

Skamania County
Real Estate Excise Tax

37540
DEC 24 2024

PAID \$ 2435.00
Skamania County Treasurer
M. Donaghy Deputy

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-455

THE GRANTOR(S)

John F. Bloomquist and Janice Bloomquist, husband and wife, and Margaret H. Bloomquist, 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)
Carlos R. Vera, a single man

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.)

Lot 1 CARSON MEADOWS SP II AF#2018000639

SUBJECT TO SPECIAL EXCEPTIONS 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18 OF THE PRELIMINARY TITLE
REPORT DATED NOVEMBER 13, 2024, FILE NUMBER S-24-455, A COPY OF WHICH WAS PROVIDED
TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-29-1-1-3801-00 *Lm 12-24-24*

THIS DEED IS BEING PURPOSFULLY SIGNED IN COUNTERPART

Dated: 12/20/2024.

John F. Bloomquist
John F. Bloomquist

Janice Bloomquist
Janice Bloomquist

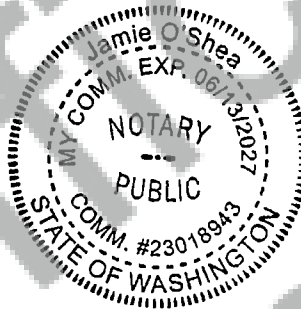
STATE OF Washington
COUNTY OF Kitap

This record was acknowledged before me on 20 day of December, 2024 by John F Bloomquist and Janice Bloomquist.

Jamie O'Shea
Signature

Notary Public
Title

My commission expires: 06/13/2027



Dated: 12/21/2024

Margaret H. Bloomquist
Margaret H. Bloomquist

STATE OF Washington
COUNTY OF Clark

This record was acknowledged before me on 21st day of December, 2024 by Margaret H Bloomquist.

Aaron Allan
Signature

Notary Public
Title

My commission expires: April 16, 2028



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 52 Fredrickson Avenue, Carson, WA 98610
Tax Parcel Number(s): 03-08-29-1-1-3801-00

Property Description:

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the CARSON MEADOWS Short Plat II, recorded as Auditor's File Number 2018000639, Skamania County Records.

Skamania County Assessor

Date 12-24-24 Parcel# 03 08 29 1 1 3801 00

Ym