



00020188202400019050030037

When recorded return to:

J.B. Wagner

15049 S. Eagle Crest Drive

Draper, Utah 84020

QUIT CLAIM DEED

The Grantors:

JB & Jane LLC a Utah LLC

John Bradley Wagner and Jane Richards Wagner managers

For and in consideration of love and affection only

In hand paid, conveys and quit claims to

Benjamin Geoffrey Wagner and Nahanni Arntzen Wagner, a married couple

The following described real estate, situation in the County of Skamania, State of Washington

Together with all the acquired title of the grantor(s) herein:

FOR A PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

LOT 1 OF THE NOLAN S/P#2011179699

Tax Parcel Number(s)

02053300180000

Dated 12/26/24

JB & JANE LLC

Skamania County

Real Estate Excise Tax

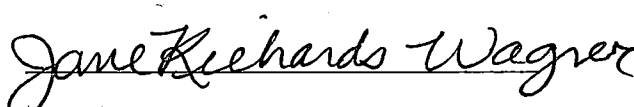
37541

DEC 30 2024

PAID

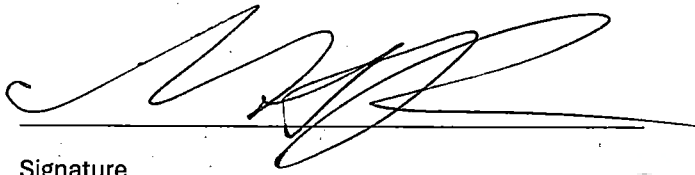
exempt

Skamania County Treasurer


John Bradley Wagner Manager
Jane Richards Wagner Manager

STATE OF UTAH
COUNTY OF ~~SALT LAKE~~ ^{Utah}

This record was acknowledged before me on 26th day of December, 2024 by John Bradley Wagner and Jane Ricards Wagner, Managers of JB & Jane LLC, a Utah LLC.



Signature

Notary Public

Title

My commission expires: March 25, 2028

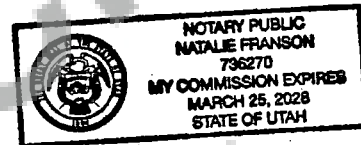


EXHIBIT "A"

Legal Description

A tract of land in the Southeast Quarter of the Northeast Quarter of section 33, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the NOLAN Short Plat, recorded as Auditor File No. 2011179679, Skamania County Records.

Skamania County Assessor

Date 12/30/24 Parcel # 2-5-33-1800
JW