

Skamania County, WA  
Total: \$304.50  
DEED  
Pgs=2

2025-000165

02/04/2025 10:38 AM

Request of: NICHOLAS ALEXANDER ATTORNEY



00020468202500001650020022

Skamania County  
Real Estate Excise Tax

37607

FEB 04 2025

AFTER RECORDING MAIL TO:  
Nicholas Alexander, Attorney at Law  
405 W. 13<sup>th</sup> St.  
Vancouver, WA 98660

PAID EXEMPT  
Skamania County Treasurer  
Nicholas Alexander

### QUITCLAIM DEED

The grantors, DEREK OSTERGARD and LINDA OSTERGARD, husband and wife, for and in consideration of a mere change in form or identity, convey and quitclaim to grantees, DEREK OSTERGARD and LINDA OSTERGARD, or their successor in trust, as Trustees of the DEREK OSTERGARD and LINDA OSTERGARD, or their successor in trust, as Trustees of the OSTERGARD LIVING TRUST, dated Dec 27, 2024, all their interest in the following described real estate located at 260 NE WISTERIA WAY, STEVENSON, WA 98648, legally described as:

**Legal:** Lot 20 and the Easterly 50 feet of Lot 21 of HILLTOP MANOR, according to the amended Plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, at Page 110 of Book A of Plats, Records of Skamania County, Washington.

**Abbreviated Legal:** (required if full legal not inserted above)

**Tax Parcel Number(s):** 03-75-36-3-2-1001-00 SM

**Subject To:** SPECIAL EXCEPTIONS 8, 9 OF THE PRELIMINARY TITLE REPORT DATED June 23, 2015 FILE NUMBER S15-0235JA. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Skamania County Assessor SM

Date 2/3/25 Parcel# 03753632100100

[SIGNATURE ON FOLLOWING PAGE]

DATED: This 27<sup>th</sup> day of Dec, 2024

  
DEREK OSTERGARD, Grantor

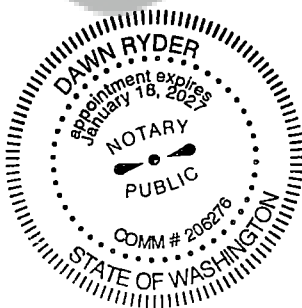
  
LINDA OSTERGARD, Grantor


#### NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

On this day personally appeared before me DEREK OSTERGARD and LINDA OSTERGARD to me known to be the individuals described herein and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned and appeared to be of sound mind.

Given under my hand and seal of office this 27<sup>th</sup> day of Dec, 2024.



  
Dawn Ryder, Notary Public in and for the State of Washington  
County of Residence: Clark  
My appointment expires: January 18, 2027.