

When recorded return to:
Tara Harrison
131 Thompson Drive
Washougal, WA 98671

Filed for record at the request of:
 **Fidelity National Title**
COMPANY OF WASHINGTON, INC.
1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 612898150
CCT # CL27202

STATUTORY WARRANTY DEED

THE GRANTOR(S) John M. Minnis and Karen M. Minnis, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys and warrants to Tara Harrison, ~~an unmarried woman~~ **a single person.**

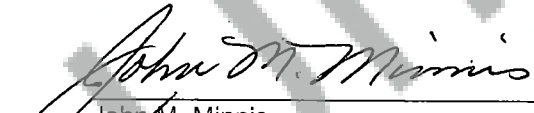
the following described real estate, situated in the County of Skamania, State of Washington:

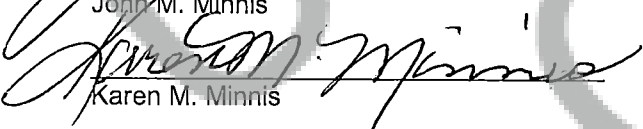
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)

LOT 5 OF SKYE SUBDIVISION

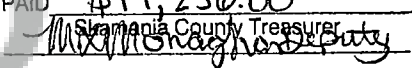
Tax Parcel Number(s): 02053140030500 

Dated: MARCH 12, 2025



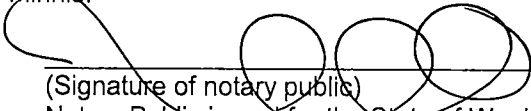
John M. Minnis


Karen M. Minnis

Skamania County
Real Estate Excise Tax
37674
MAR 17 2025
PAID \$19,256.00


Skamania County Treasurer

State of Washington
County of Clark
This record was acknowledged before me on MARCH 12, 2025 by John M. Minnis and Karen M. Minnis.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 05/09/2027

JESSICA R SWIFT
NOTARY PUBLIC #127272
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 9, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053140030500

LOT 5 OF SKYE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2006161314, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPTING THEREFROM A RECTANGULAR TRACT OF LAND LYING IN THE NORTHEAST CORNER OF SAID LOT 5 OF SKYE SUBDIVISION AND BEING 95.26 FEET EAST AND WEST AND 30.02 FEET NORTH AND SOUTH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 5 OF THE AFORESAID SKYE

SUBDIVISION; THENCE NORTH 89°29'52" EAST, ALONG THE NORTH LINE OF LOT 5 OF THE AFORESAID SKYE SUBDIVISION, A DISTANCE OF 200.14 FEET TO A POINT THAT IS THE INTERSECTION WITH THE MOST WESTERLY EAST LINE EXTENDED NORTH AND THE POINT OF

BEGINNING; THENCE NORTH 89°29'52" EAST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 95.26 FEET TO THE MOST WESTERLY NORTHEAST CORNER OF SAID LOT

5; THENCE SOUTH 01°39'55" WEST, ALONG THE MOST EASTERLY EAST LINE OF SAID LOT 5, A

DISTANCE OF 30.02 FEET TO THE MOST EASTERLY SOUTHEAST CORNER; THENCE SOUTH 89°29'52" WEST, ALONG THE MOST NORTHERLY SOUTH LINE OF SAID LOT 5, A DISTANCE OF 95.26 FEET TO THE REENTRANT CORNER OF SAID LOT 5; THENCE NORTH 01°39'55" EAST, ALONG THE MOST WESTERLY EAST LINE EXTENDED NORTH, A DISTANCE OF 30.02 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 3/17/25 Parcel# 2-5-31-4-305
