



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 2 OF THE NOLAN S/P#2011179679

Tax Parcel Number(s)

02053300180500

Dated 3-7-25

JB & JANE LLC

Skamania County

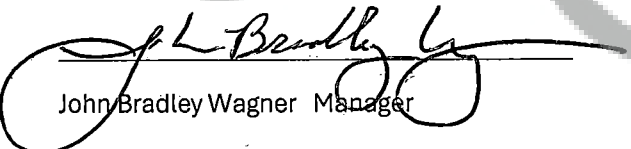
Real Estate Excise Tax

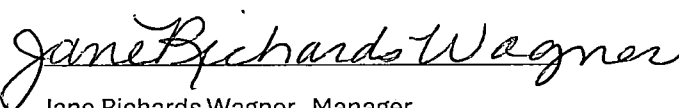
37678

MAR 20 2025

PAID

exempt
Skamania County Treasurer
Nahanni Arntzen Wagner


John Bradley Wagner Manager


Jane Richards Wagner Manager

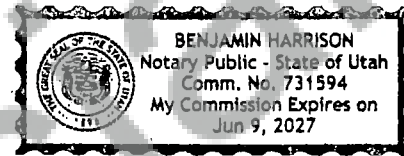
STATE OF UTAH

COUNTY OF SALT LAKE

This record was acknowledged before me on 7th day of March, 202~~4~~^{5 BH} by John Bradley Wagner and Jane Ricards Wagner, Managers of JB & Jane LLC, a Utah LLC.

Benjamin Harrison

Signature



Notary Public

Title

My commission expires: June 9 2027

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

Skamania County Assessor

Date 3/20/25 Parcel # 25-33-1815
(DN)