

When recorded return to:

Todd M. Wilson  
PO Box 1277  
Carson, WA 98610

Skamania County  
Real Estate Excise Tax

37687  
MAR 31 2025

Skamania County, WA  
Total: \$305.50  
DEED  
Pgs=3

2025-000447

03/31/2025 11:09 AM

Request of: TODD M WILSON

00020846202500004470030036

PAID \$ 5148.50  
Skamania County Treasurer  
*Mark T. Hughes*

## STATUTORY WARRANTY DEED

Filed for record request of:  
Columbia Gorge Title  
Reference: S-25-21

### THE GRANTOR(S)

Larry W. Sappington, an unmarried man, and Susan L. Sappington, an unmarried woman

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
THE GRANTEE(S)  
Todd M. Wilson, a single person

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 4 BEARD SP Bk 3/Pg 191

SUBJECT TO SPECIAL EXCEPTIONS 9, 10, 11, 12, 13, 14 & 15 OF THE PRELIMINARY TITLE REPORT  
DATED FEBRUARY 5, 2025 FILE NUMBER S-25-21, A COPY OF WHICH WAS PROVIDED TO THE  
GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-21-3-0-0103-00

Dated: 3-27-25

*Larry W. Sappington*  
Larry W. Sappington

Dated: 3-27-25

*Susan L. Sappington*  
Susan L. Sappington

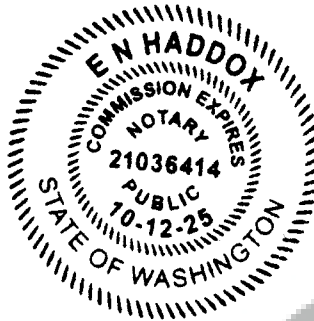
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on this 27<sup>th</sup> day of March, 2025, by Larry  
W Sappington.

Ettadax  
Signature

notary  
Title

My commission expires: 10/12/25



STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on this 27<sup>th</sup> day of March, 2025, by Susan  
L Sappington.

Ettadax  
Signature

notary  
Title

My commission expires: 10/12/25



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 12 Pearl Lane, Carson, WA 98610

Tax Parcel Number(s): 03-08-21-3-0-0103-00

**Property Description:**

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the BEARD Short Plat, recorded in Book 3 of Short Plats, Page 191, Skamania County Records.

EXCEPT The Westerly 64 feet as described by instrument recorded March 23, 1995 in Book 148, Page 878.

**Skamania County Assessor**

Date 3/31/25 Parcel # 3-8-21-3-103

*AW*