



WHEN RECORDED RETURN TO:

Victor W. VanKoten
VanKoten & Cleaveland
417 Sherman Avenue, Suite 7
Hood River, OR 97031

Skamania County
Real Estate Excise Tax

376⁹⁵

APR 09 2025

PAID

Evonnet
Skamania County Treasurer
North East - Dupont

STATUTORY WARRANTY DEED

Grantor: Toyoe Yoshida

Grantee: Miyuki Yoshida

Abbreviated Legal: SW ¼, SEC 27, T3N, R8E

Assessor's Tax Parcel Number: 03-08-27-0-0-0501-00 *2m 4-9-25*

The Grantor, **TOYOE YOSHIDA**, for and in consideration of \$0.00, conveys and warrants to **MIYUKI YOSHIDA**, Grantee, the following described real property situated in the County of Skamania, State of Washington:

A tract of land located in the William Meridian Murphy D.L.C. and in Government Lot 4, all in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at the Northeast ^{West} corner of the William M. Murphy D.L.C. in Section 27; thence East along the North line of said Murphy D.L.C., a distance of 447.03 feet; thence South 14° 15' West a distance of 193.5 feet; thence North 82° 43' East a distance of 137 feet to the centerline of Lyons Road; thence Northwesterly along the centerline of Lyons Road a distance of 188 feet to a point on the North line of the Murphy D.L.C., said point being 462.03 feet East of the Northwest corner of the Murphy D.L.C.; thence East along the North line of said Murphy D.L.C., a distance of 327 feet, more or less, to the centerline of Skamania County Road No. 30360, known as Berge Road; thence along the centerline of Berge Road North 18° 00' East a distance of 136.5 feet;

thence North 20° 58' West a distance of 216.9 feet; thence North 49° 15' East a distance of 325.1 feet; thence South 84° 18' East a distance of 165.4 feet; thence leaving the centerline of said road North 28° 07' East a distance of 65 feet; thence West parallel with the North line of the Murphy D.L.C. a distance of 920 feet, more or less, to a point in the Government meander line on the East side of Wind River; thence Southerly along said Government meander line a distance of 620 feet, more or less, to the Northwest corner of the Murphy D.L.C. and the Point of Beginning.

SUBJECT TO all easements and encumbrances of record

This true and actual consideration is for a gift between family members.

DATED, this 2nd day of April, 2025.

Toyoe Yoshida
Toyoe Yoshida

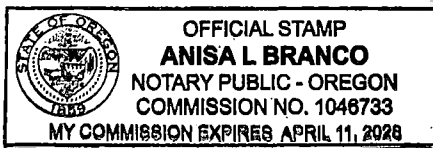
Skamania County Assessor

STATE Oregon)
County of Washington)ss

Date 4-9-25 Parcel# 03082700050100
LM

On this day personally appeared Toyoe Yoshida, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and seal, this 2 day of April, 2025.



[Signature]
Notary Public for US Bank
My Commission Expires: 4/11/28