



When recorded return to:

Vladimir Babiy and Vera V. Babiy
1464 Southwest Vista Avenue
Portland, OR 97201

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-102

THE GRANTOR(S)

Jo Lee Runyon as the Trustee of the Jo Lee Runyon Revocable Living Trust dated March 20, 2024

for and in consideration of Ten Dollars and other valuable considerations

in hand paid, conveys and warrants to

THE GRANTEE(S)

Vladimir Babiy and Vera V. Babiy, husband and wife

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.)

Ptn. Sec 21, T3N, R10E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 8,9 & 10 OF THE PRELIMINARY TITLE REPORT DATED APRIL 1,
2025, FILE NUMBER S-25-102. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE
HEREIN NAMED.

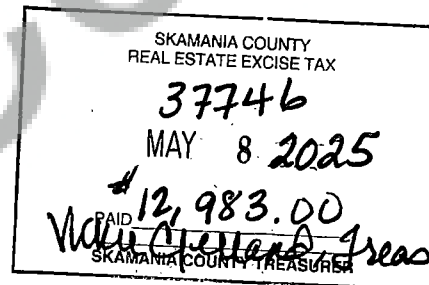
Tax Parcel Number(s): 03-10-21-1-0-0101-00 *JM*

Dated: 5/7/25

The Jo Lee Runyon Revocable Living Trust

By: *[Signature]*

Jo Lee Runyon, Trustee



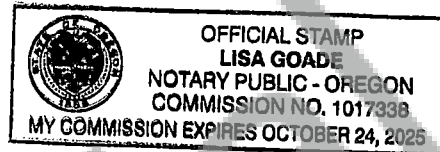
STATE OF OREGON
COUNTY OF HOOD RIVER

This record was acknowledged before me on this 7th day of May, 2025, by Jo Lee Runyon, Trustee of Jo Lee Runyon Revocable Living Trust dated March 20, 2024.

Lisa Goade
Signature

NOTARY
Title

My commission expires: OCTOBER 24, 2025



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 12302 Cook-Underwood Road, Underwood, WA 98651
Tax Parcel Number(s): 03-10-21-1-0-0101-00

Property Description:

That portion of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 16, and of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 21 Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section 16; thence North along said subdivision Line 55 Feet to the center line of County Road No. 3041, designated as the Cook-Underwood Road; thence following the center line of said Road North 40° 30' East, a distance of 200 feet; thence South 49° 30' East, a distance of 84.7 feet; thence South 04° 32' West, a distance of 814.8 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 21; thence West along said South line 129.9 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 21; thence North 660 feet to the point of beginning.

~~Skamania County Assessor~~

Skamania County Assessor *ms*

Date 5/8/25 Parcel# 03102110010100