

When recorded return to:

Brandon Connell and Gabriella Connell
41 Short Keon Rd.
Carson, WA 98610

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

2025-000718

05/14/2025 01:17 PM

Request of: COLUMBIA GORGE TITLE

00021243202500007180030035

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-24

THE GRANTOR(S)

Lauren Blair Keon, a single woman,

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

THE GRANTEE(S)

~~Brandon Connell and Gabriella Connell, husband and wife~~

Brandon Joseph Connell and Gabriella Elise Connell, 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.)

Lot 2 CRANBERRY SP Bk 3/Pg 345

SUBJECT TO SPECIAL EXCEPTIONS 10, 11 and 12 OF THE PRELIMINARY TITLE REPORT DATED May
9, 2025 FILE NUMBER S-25-24. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE
HEREIN NAMED.

Tax Parcel Number(s): 03-08-21-3-0-0108-00

Dated:

5-12-25
Lauren Blair Keon

Skamania County
Real Estate Excise Tax

37755

MAY 14 2025

PAID \$ 2556.50
Skamania County Treasurer
Mark Bhagavan Deputy

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on this 12 day of May, 2025 by
Lauren Blair Keon.

Tami Blake
Signature

Notary
Title

My commission expires: 08-09-2028



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 132 Short Run Road, Carson, WA 98610
Tax Parcel Number(s): 03-08-21-3-0-0108-00

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 2 of the CRANBERRY Short Plat, recorded in Book 3 of Short Plats, Page 345, Skamania County Records.

TOGETHER THEREWITH that portion of Lot 4, ANNIE MEADOWS Short Plat, recorded under Auditor's File Number 2012181845, records of Skamania County, described as follows:

Beginning at the Southeast corner of Lot 2, CRANBERRY Short Plat, recorded in Book 3 of Short Plats, Page 345, records of Skamania County, said point being a 5/8 inch iron rod; thence South 00° 24' 06" West, 48.54' to the South line of that tract of land as described in Book L of Deeds, Page 484; thence North 88° 12' 08" West 133.02' along said South line to the West line of said Lot 4; thence North 00° 35' 55" East 45.80' along said West line to the Southwest corner of said Lot 2; thence South 89° 39' 53" East 132.83' along the South line of said Lot 2 to the True Point of Beginning.

Skamania County Assessor

Date

5/14/25

Parcel #

3-8-21-3-108

DW