

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

2025-000866

06/09/2025 03:13 PM

Request of: CLARK COUNTY TITLE



AFTER RECORDING MAIL TO:
Kevin Rysz and Laura Rysz
7491 Isabell Cr.
Arvada, CO 80007

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 25-148781

Statutory Warranty Deed

Abbreviated Legal: Adjusted Lot 2 of Cliff Side Short Plat
Additional legal(s) on page: 3
Assessor's Tax Parcel Number(s): 02053400060600 *MR*

THE GRANTOR **Stephen E. Strom, an unmarried man and Daniel L. Huntington and Katherine Huntington, Trustees of Huntington Family Revocable Trust, dated May 27, 2021**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Kevin Rysz and Laura Rysz, a married couple**, the following described real estate, situated in the County of Skamania, State of Washington: *MR*

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 3 day of June, 2025

Skamania County
Real Estate Excise Tax

37781
JUN 09 2025

PAID \$13,136.00
MS Monaghan Depate
Skamania County Treasurer

Stephen E. Strom
Stephen E. Strom

Huntington Family Revocable Trust

By: [Signature]
Daniel L. Huntington, Trustee

By: [Signature]
Katherine M. Huntington, Trustee

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }
County of Clallam } SS.

This record was acknowledged before me on this 3 day of June, 2025 by Stephen E. Strom.

[Signature]

Notary Public for Washington
My commission expires: January 16, 2029

NOTARY PUBLIC
STATE OF WASHINGTON
TRACEY L HENDRICKSON
MY COMMISSION EXPIRES
JANUARY 16, 2029
COMMISSION # 39080

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }
County of Clallam } SS.

This record was acknowledged before me on this 3 day of June, 2025 by Daniel L. Huntington and Katherine M. Huntington as the trustee(s) of Daniel L. Huntington and Katherine Huntington, Trustees of Huntington Family Revocable Trust.

[Signature]

Notary Public for Washington
My commission expires: January 16, 2029

NOTARY PUBLIC
STATE OF WASHINGTON
TRACEY L HENDRICKSON
MY COMMISSION EXPIRES
JANUARY 16, 2029
COMMISSION # 39080

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

ADJUSTED LOT 2 OF CLIFF SIDE SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 2012181867, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE CLIFF SIDE SHORT PLAT, IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, CLIFF SIDE SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NO. 2012181867, SKAMANIA COUNTY, WHICH IS MONUMENTED BY A YELLOW PLASTIC CAP ON A 5/8 INCH REBAR;

THENCE ALONG THE WEST SIDE OF SAID LOT 2 NORTH 01°12'11" EAST, A DISTANCE OF 289.58 FEET;

THENCE ALONG THE WEST SIDE OF LOT 1 OF SAID SHORT PLAT NORTH 01°12'11" EAST, A DISTANCE OF 208.00 FEET TO A WHITE PLASTIC CAP ON A 5/8 INCH REBAR;

THENCE NORTH 80°51'51" EAST, A DISTANCE OF 444.94 FEET;

THENCE ALONG THE EAST SIDE OF SAID LOT 2 SOUTH 01°12'12" WEST, A DISTANCE OF 74.71 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT AND A YELLOW PLASTIC CAP ON A 5/8 INCH REBAR;

THENCE ALONG THE EAST EDGE OF SAID LOT 2 SOUTH 01°12'11" WEST, A DISTANCE OF 497.36 FEET TO A YELLOW PLASTIC CAP ON A 5/8 INCH REBAR;

THENCE NORTH 89°29'55" WEST, A DISTANCE OF 437.75 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO DIANA ROSE SMIRNOFF, OWNER OF AMENDED LOT 3 OF JERRY'S SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE NUMBER 2006-161938, HER HEIRS AND ASSIGNEES, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR THEREIN BY DEED RECORDED JANUARY 25, 2016 UNDER AUDITOR'S FILE NO. 2016000170.

SITUATE IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Skamania County Assessor *am*

Date 6/9/25 Parcel# 020534000 60600