



00021474202600008780030037

After recording return to:

Paul A. Raney
Kell, Alterman & Runstein, L.L.P.
520 S.W. Yamhill Street, Suite 600
Portland, Oregon 97204-1329

Until a change is requested, all tax statements shall be sent to:

Ronald Edwin Manning, Trustee
Debby Anne Warren-Manning, Trustee
672 Mabee Mines Road
Washougal, Washington 98671

Skamania County
Real Estate Excise Tax

37788

JUN 10 2025

PAID

Exempt
Skamania County Treasurer
W. M. Washington Deputy

BARGAIN AND SALE DEED

The Grantors, **Ronald E. Manning and Debby A. Manning, husband and wife**, for no consideration in hand paid, bargain, sell, and convey to **Ronald Edwin Manning and Debby Anne Warren-Manning, Trustees or their successor Trustee(s)**, of the **Ron and Debby Manning Trust U/D/T May 7, 2025, and any amendments thereto**, hereinafter called Grantees, all right, title, and interest in that certain real property with the common address of 672 Mabee Mines Road, situated in the City of Washougal, County of Skamania, and State of Washington, 98671, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

See Attached Exhibit A.

CS.

(Assessor's Parcel No. 01050300010800)

SUBJECT TO: all exceptions and restrictions of record as of the date of recording.

The consideration for this transfer is \$0; transfer to Grantors' revocable living trust.

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In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantors have executed this instrument on May 7, 2025.



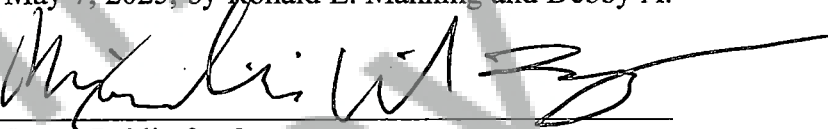
Ronald E. Manning



Debby A. Manning

STATE OF OREGON)
) ss:
County of Multnomah)

This record was acknowledged before me on May 7, 2025, by Ronald E. Manning and Debby A. Manning.



Notary Public for Oregon
My Commission Expires: 05 Aug. 2028

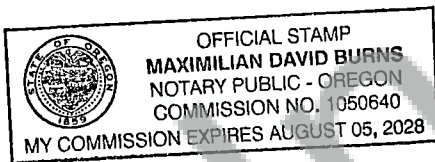


Exhibit A
Legal Description

The following tract of land located in the County of Skamania, State of Washington, to wit:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian, described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 3; thence North along the East line of the Northwest Quarter of the Northeast Quarter, a distance of 983.3 feet, more or less to the intersection with the Easterly line of Mabee Mines County Road No. 11120, as established September 24, 1979; thence Southwesterly along said Easterly line of Mabee Mines Road to the point of intersection with the survey line of Mabee Mines Road as shown on CRP 78-9; said survey line bears Southeasterly from engineer's station 34+42.72 as shown on CRP 78-9; thence Southeasterly along said survey line 750 feet, more or less to the point of beginning.

Also known as Lot 2 of the Burnett Short Plat No. 2, as recorded September 24, 1979, on Page 137 of Book 2 of Short Plats, records of Skamania County, Washington, under Auditor's File No. 89558.

Skamania County Assessor
Date 6/10/25 Parcel# 1-5-3-108
G.S.