



When recorded return to:

James A. Wyatt and Marie Cecilia Wyatt
16812 West Big Sky Lane
Nine Mile Falls, WA 99026

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-139

THE GRANTOR(S)
David E. Wyatt and Kaitlyn M. Conrath, husband and wife,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
THE GRANTEE(S)
James A. Wyatt and Marie Cecilia Wyatt, a married couple

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 36, T3N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 8, 9, 10, 11, 12, 13, 14 & 15 OF THE PRELIMINARY TITLE REPORT
DATED MAY 23, 2025, FILE NUMBER S-25-139, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-4-4-0403-00

Dated: 6/6/2025

David E. Wyatt
David E. Wyatt

Kaitlyn M. Conrath
Kaitlyn M. Conrath

Skamania County
Real Estate Excise Tax
37789
JUN 10 2025

PAID \$ 2787.76
M. Monaghan Deputy
Skamania County Treasurer

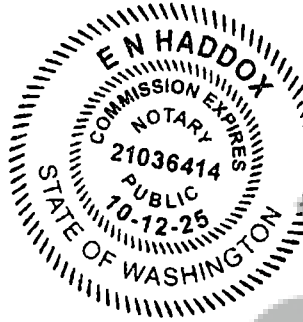
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on this 10th day of June, 2018 by
David E Wyatt and Kaitlyn M Conrath.

E. N. Haddox
Signature

notary
Title

My commission expires: 10/12/25



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 343 Northwest Kanaka Creek Road, Stevenson, WA 98648

Tax Parcel Number(s): 03-07-36-4-4-0403-00

Property Description:

A portion of the Shepard Donation Land Claim, situated in the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Beginning at the 5/8" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking a point on the Division Line of the Shepard Donation Land Claim which bears South 87° 49' 55" East, 217.81 feet from the intersection of said Division line with the Southerly Right of Way Line of Kanaka Creek Cut Off, a 50.00 foot wide public roadway; thence along the Division Line of the Shepard Donation Land Claim, South 87° 49' 55" East, 215.18 feet to a 5/8" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence leaving said line, South 02° 10' 05" West, 170.37 feet; thence North 86° 06' 17" West, 140.97 feet; thence North 64° 50' 28" West, 55.84 feet; thence North 06° 50' 10" West, 146.11 feet to the point of beginning.

Skamania County Assessor

Date 6/10/25 Parcel# 3-7-36-4-4-403
G.S.

Unofficial Copy