



00021511202600009020040047

When recorded return to:

Ashley K. Gibbons
3501 NE 397th Place
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-173582

Skamania County
Real Estate Excise Tax

37794

JUN 12 2025

PAID

\$ 3380.00

Skamania County Treasurer
M. Monaghan Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger A. Berglund, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Ashley K. Gibbons, an unmarried person and Dalton G. Payne, an unmarried person

the following described real estate, situated in the County of Skamania, State of Washington:

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

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 19, T2N, R5E W.M.

G.S.

Tax Parcel Number(s): 02051900131800

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 06/11/2025

Roger A. Berglund
Roger A. Berglund

State of Washington

County of Clark

This record was acknowledged before me on 6/11/2025 by Roger A. Berglund.

K R Harteloo

(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 9/15/2027

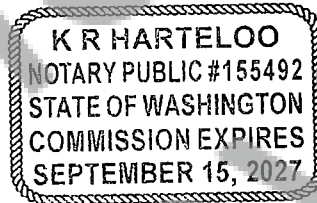


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051900131800

The West half of the following described parcel:

The West 1320 feet of the North half of the Southwest Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM the West 660 feet thereof;

FURTHER EXCEPTING THEREFROM The North 660 feet thereof.

Skamania County Assessor

Date 6/12/25 Parcel# 2-5-19-1318
6.5

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:
For : Road
Recorded : June 25, 1976
Book : 71
Page : 151
4. Ordinance No. 1999-06, including the terms and provisions thereof:
Regarding : Rezoning
Recorded : November 2, 1999
Book : 194
Page : 662
5. Easements and matters as shown on Survey recorded in Book 3, Page 363 of Surveys, Skamania County Records.
6. Easements and matters as shown on Survey recorded as Auditor's File No. 2017001409, Skamania County Records.
7. Easements and matters as shown on Survey recorded as Auditor's File No. 2025000875, Skamania County Records.