



00021539202500009210030038

When recorded return to:

PineCone Properties PNW Inc
1220 Main Street, Suite 400
Vancouver, WA 98660

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-137

THE GRANTOR(S)

Davin B. Cox and Robert Casey Cox, Joint Tenants in Common with Right of Survivorship,

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

in hand paid, conveys and warrants to
THE GRANTEE(S)
PineCone Properties PNW Inc, a Washington Corporation

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, PAGE 3.

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

Lot 12 Blk 2 ROSELAWN ADD Bk A/Pg 44

SUBJECT TO SPECIAL EXCEPTIONS 9 OF THE PRELIMINARY TITLE REPORT DATED MAY 19, 2025,
FILE NUMBER S-25-137. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE
HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-3-4-3900-00

Dated: 6/13/2025

Davin B. Cox

Robert Casey Cox

Skamania County
Real Estate Excise Tax

37801
JUN 18 2025

PAID

\$1857.93

Skamania County Treasurer

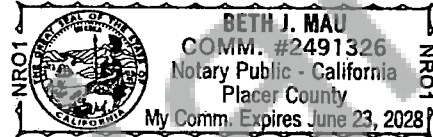
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF California
COUNTY OF Placer

This record was acknowledged before me on this 13 day of June, 2025, by
Robert Casey Cox.

Signature Beth J. Mau
Title Notary Public

My commission expires: June 23, 2028



STATE OF Washington
COUNTY OF Skamania

This record was acknowledged before me on this 17 day of June, 2025 by Davin
B Cox.

Signature Julie A Andersen
Title Notary Public

My commission expires: June 17, 2026

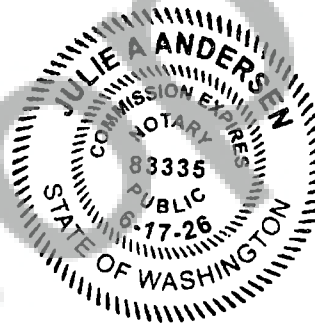


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 403 NW Roselawn Ave, Stevenson, WA 98648
Tax Parcel Number(s): 03-07-36-3-4-3900-00

Property Description:

Lot 12 of Block 2 of the ROSELAWN ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 44, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 6/18/25 Parcel # 03073634390000

Unofficial Copy