

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

2025-000933
06/18/2025 03:45 PM

Request of: COLUMBIA GORGE TITLE



00021553202500009330030034

When recorded return to:

All Around Washington LLC
4800 NW Camas Meadows Drive, Ste 200
Camas, WA 98607

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-116

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)
All Around Washington LLC, a Washington Limited Liability Company

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.)

Ptn. Sec 1, T2N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 8, 9, 10, 11, & 14 OF THE PRELIMINARY TITLE REPORT DATED
MAY 20, 2025, FILE NUMBER S-25-116. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND
GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-07-01-1-1-3500-00 & 00000092002500 *gmc*

Dated: 6/13/2025

Davin B. Cox

Robert Casey Cox

Skamania County
Real Estate Excise Tax

37805

JUN 18 2025

PAID

\$ 3558.19

Monaghan
Skamania County Treasurer

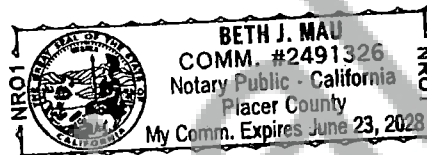
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF California
COUNTY OF PLACER

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

Beth J. Mau
Signature Beth J. Mau
Notary Public
Title

My commission expires: JUN 23, 28



STATE OF Washington
COUNTY OF Skamania

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

Julie A. Andersen
Signature
Notary Public
Title

My commission expires: June 17, 2026

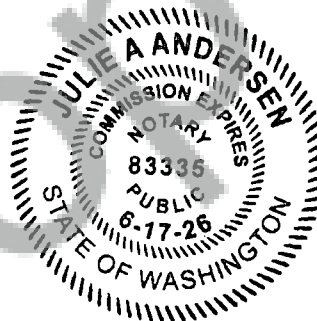


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 47 Southwest Russell Avenue, Stevenson, WA 98648
Tax Parcel Number(s): 02-07-01-1-1-3500-00

Property Description:

PARCEL I:

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeasterly corner of Block 8 of the TOWN OF STEVENSON, according to the official Plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence North 34° 30' West 30 feet to the Southeast corner of the Hollow Tile Theater building now constructed and located upon the land hereby described, said point being the initial point of the tract hereby described; thence South 55° 30' West along the outer line of edge of the above mentioned theater building 80 feet; thence North 34° 30' West 33 feet; thence North 55° 30' East 80 feet to the East line of the said Block 8; thence South 34° 30' East along the East line of said Block 8, a distance of 33 feet to the initial point.

PARCEL II:

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, being a portion of Lot 2 TOWN OF STEVENSON, described as follows:

Beginning at the Southeast corner of Lot 1, Block 8, thence North 34° 30' West 30 feet to the Southeast corner of a certain hollow tile building; thence South 55° 30' West along the outer line of edge of said building 80 feet; thence North 34° 30' West 33 feet on the initial point of the tract hereby described; thence South 55° 30' West 26.5 feet; thence North 34° 30' West 20 feet; thence North 55° 30' East 26.5 feet; thence South 34° 30' East 15 feet; thence North 55° 30' East 10 feet; thence South 34° 30' East 2 feet; thence South 55° 30' West 10 feet; thence South 34° 30' East 3 feet to the initial point.

EXCEPT the West 22.5 feet as described by instrument recorded in Book 58, Page 145.

PARCEL III:

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeasterly corner of Block 8 of the TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book A of Plats, Page 11; thence North 34° 30' West 30 feet to the Southeast corner of a tract of land conveyed to Loralee Henderson et al (Parcel I) by instrument recorded February 4, 1999 in Book 186, Page 264; thence South 55° 30' West along said South line 80 feet to the Southwest corner of said Parcel; thence North 34° 30' West 33 feet to the Northwest corner of said tract, which is also the True Point of Beginning; thence North 33° 18' 59" West 5 ½ feet; thence North 56° 49' 36" East 12 feet to the Northeast corner of the Now Covered Porch; thence Southeasterly along the East line of said Porch 5 ½ feet to the North line of the Henderson Tract; thence Southwesterly along said North line 12 feet to the Northwest corner of said Henderson Tract and the True Point of Beginning

Skamania County Assessor 

Date 01/18/25 Parcel# 0207011350000