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

2025-000946 06/23/2025 02:39 PM

Request of: COLUMBIA GORGE TITLE

00021571202500009460030034

When recorded return to:

James Maddox and Kelli Maddox 3168 Odell Hwy Huod River OR, 97031

STATUTORY WARRANTY DEED

Filed for record request of: Columbia Gorge Title Reference: S-25-128

THE GRANTOR(S)

L. Arlene Sweeney, as Personal Representative of the Estate of Raymond Philip Strickland, deceased, pursuant to Clark County Superior Court Case No. 25-4-00271-06 and L. Arlene Sweeney, as Administrator of the Estate of Willie Melvina Strickland, deceased, pursuant to Clark County Superior Court Case No. 25-4-00188-06, 23106 Saddle Street, Leavenworth, WA 98826,

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

in hand paid, conveys and warrants to THE GRANTEE(S) James Maddox and Kelli Maddox, husband and wife

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 LOCATED ON PAGE 3

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

Ptn. Sec 17, T3N, R8E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 8, 10 and 12 OF THE PRELIMINARY TITLE REPORT DATED June 20, 2025 FILE NUMBERS-25-128. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-17-3-0-2000-00

Skamania County

Real Estate Excise Tax

37810

JUN 2 3 2025

B 4986.50

Dated: (4/21/25
the Estate of Reymond Philip Strickland
By: L. Arjene Sweeney, Personal Representative
L. Arjene Sweeney, Personal Representative
the Estate of Willie Melvina Strickland
By Malene sure need
Arlene Sweeney, Administrator
V

STATE OF WASHINGTON COUNTY OF

This record was acknowledged before me on this Aday of W. Arlene Sweeney, Personal Representative of the Estate of Raymond Philip Strickland and L. Arlene Sweeney, administrator of the Estate of Willie Melvina Strickland.

Signature

Title

My commission expires: \(\sum \)

MAHRE MAHRE NOTARY AUBLIC OF WASHINGTON

EXHIBIT A LEGAL DESCRIPTION

Property Address: 101 Brooks Road, Carson, WA 98610 Tax Parcel Number(s): 03-08-17-3-0-2000-00

Property Description:

A tract of land located in the South half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Northeast corner of the South half of the Southeast Quarter of the Southwest Quarter of Section 17; thence West 416 feet following the North line of the South half of the Southeast Quarter of the Southwest Quarter of Section 17 to the initial point of the tract hereby described; thence West 208 feet following the North line of the South half of the Southeast Quarter of the Southwest Quarter of said Section 17; thence South 208 feet; thence East 208 feet to the point South of the initial point; thence North 208 feet to the initial point.

Skamania County Assessor

Date (0/3/35 Parcel# 0308 17 302 00000

LPB 10-05(r) rev. 10,2022 Page 3 of 3