



When recorded return to:

Thomas E. Lehmann
3623 Lois Drive
Hood River, OR 97031

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-187

THE GRANTOR(S)

Jesse Pecoraro, an unmarried person and Christie Parker, an unmarried person,

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

in hand paid, conveys and warrants to
THE GRANTEE(S)
Thomas E. Lehmann, a single man

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.)

Lot 3 HABERSETZER/HANSON SP Bk 3/Pg 275

SUBJECT TO SPECIAL EXCEPTIONS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 OF THE PRELIMINARY
TITLE REPORT DATED MAY 27, 2025, FILE NUMBER S-25-187, A COPY OF WHICH WAS PROVIDED TO
THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 04-09-26-0-0-0303-00

Dated: 06-20-2025

Jesse Pecoraro
Jesse Pecoraro
Christie Parker
Christie Parker

Skamania County
Real Estate Excise Tax
37811
JUN 23 2025

PAID \$10,382.00
Skamania County Treasurer
Max Shogren

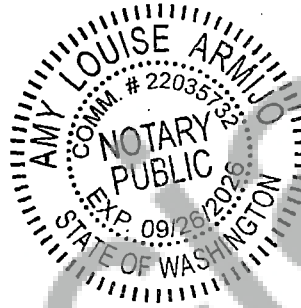
STATE OF Washington
COUNTY OF Clallam

This record was acknowledged before me on this 20th day of June, 2025, by Jesse Pecoraro and Christie Parker.

Amy Louise Armijo Notary Public
Signature

Amy Louise Armijo Notary Public
Title

My commission expires: Sept. 26, 2026



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 142 Sunday Drive, Cook, WA 98605
Tax Parcel Number(s): 04-09-26-0-0-0303-00

Property Description:

A tract of land in the North Half of the North Half of the Southwest Quarter of Section 26, Township 4 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat, recorded in Book 3 of Short Plats, Page 275, Skamania County Records.

TOGETHER THEREWITH that portion described as follows:

Beginning at the Northwest corner of Lot 4 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat; thence South 89° 30' 28" East, along the North line of said Lot 4 for a distance of 586.72 feet to a point; thence South 00° 29' 29" West, 323.59 feet to a point on the South line of said Lot 4; thence North 89° 30' 29" West, 581.02 feet along said South line to the Southwest corner thereof; thence North 00° 31' 04" West, 323.64 feet along the West line of said Lot 4, back to the Point of Beginning.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the Southwest corner of Lot 4 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat; thence North 00° 31' 04" West, along the West line of said Lot 4, 149.72 feet; thence South 89° 30' 29" East, 583.66 feet; thence South 00° 29' 29" West, 149.71 feet to a point on the South line of said Lot 4; thence North 89° 30' 29" West, along said South line, 581.02 feet back to the Point of Beginning.

FURTHER EXCEPTING THEREFROM that portion described as follow:

Commencing at the Southwest corner of Lot 4 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat; thence North 00° 31' 04" West, along the West line of said Lot 4, a distance of 149.72 feet to the Point of Beginning; thence continuing North 00° 31' 04" West, along the west line of said Lot 4, a distance of 228.93 feet; thence South 89° 30' 28" East, along a line which is 55.00 feet North of and parallel with the South line of Lot 3 of the DOUGLAS AND DONNA HABERSETZER AND RANDY AND MARY HANSON Short Plat, a distance of 1181.88 feet to a point on the East line of said Lot 3; thence South 19° 30' 15" East, along the East line of said Lot 3, a distance of 58.53 feet to the Northeast corner of said Lot 4; thence North 89° 30' 28" West, along the North line of said Lot 4, a distance of 614.20 feet; thence South 00° 29' 29" West, a distance of 173.89 feet; thence North 89° 30' 29" West, parallel with the South line of said Lot 4, a distance of 583.66 feet back to the Point of Beginning.

Skamania County Assessor

Date 6/23/25 Parcel# 4-9-26-303
