



00021611202500009730040047

When recorded return to:

Jonathan Watts and Shannon Watts, husband and wife and Rachelle Hunter, a single woman
442 Huckins-Buhman Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-173605

Skamania County
Real Estate Excise Tax
37819
JUN 25 2025

PAID \$18,567.50
Skamania County Treasurer
M. Monaghan

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sean Cox and Melissa Cox, a married couple

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 Jonathan Watts and Shannon Watts, husband and wife and Rachelle Hunter, a single woman

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.)

Lot 2 AMENDED TURNER SP Bk 3/Pg 359

Tax Parcel Number(s): 02053120020300 *SW*


Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 18, 2025



Sean Cox


Melissa Cox

State of Texas

County of Harris

This record was acknowledged before me on June 21, 2025 by Sean Cox and Melissa Cox.


(Signature of notary public)

Notary Public in and for the State of TX

My commission expires: 10/11/28

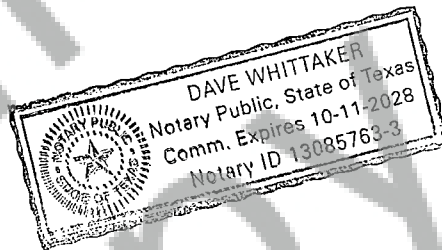


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053120020300

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2, AMENDED TURNER Short Plat, Recorded in Book 3 of Short Plats, Page 359, Skamania County Recording.

Skamania County Assessor

Date 6/25/25 Parcel# 25-31-2-203
DN

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. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of TURNER Short Plat Book 3, Page 312.
See recorded plat for details
4. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of AMENDED TURNER Short Plat, Book 3, Page 359.
See recorded plat for details