

Skamania County, WA

2025-000975

Total:\$307.50

DEED

06/26/2025 12:13 PM

Pgs=5

Request of: SWEET AS HOME LLC



00021617202500009750050062

After Recording Return to:

Sweet AS Home, LLC
Attn: Steven Stevenson
2509 2nd Ave N
Seattle, WA 98109

Skamania County
Real Estate Excise Tax

37800
JUN 26 2025

Document Title:

STATUTORY WARRANTY DEED

PAID \$13,595.00
Skamania County Treasurer
Mark Bragman

Reference Number(s) of Related Document(s):

N/A

Grantor:

Jason S. Spadaro and Shelly Spadaro, Trustees of the Five S Trust u/a dated March 3, 2023

Grantee(s):

Sweet As Home LLC, a Washington limited liability company

Abbreviated Legal Description:

SE 1/4 OF THE NW 1/4 AND GOVT LOT 2 IN SEC. 22, TWN. 3 N., RNG. 10 E., W.M.

Full legal description on **Exhibit "A"** of this document

Assessor's Tax Parcel ID Number(s):

03102200090300; 03102200090305

Ln 6-26-25

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Return Address:

Sweet AS Home, LLC
Attn: Steven Stevenson
2509 2nd Ave N
Seattle, WA 98109

STATUTORY WARRANTY DEED

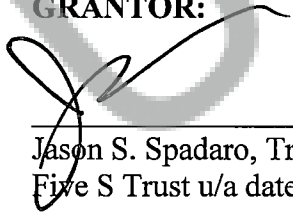
Jason S. Spadaro and Shelly Spadaro, Trustees of the Five S Trust u/a dated March 3, 2023 ("Grantor") for and in consideration of the simultaneous conveyance of other real property and other valuable consideration, hereby transfers, conveys, and warrants to Sweet As Home LLC, a Washington limited liability company ("Grantee") all of Grantor's right, title and interest in and to the following described real estate, situated in Skamania County, Washington:

See **Exhibit A** attached hereto and incorporated herein for the legal description.

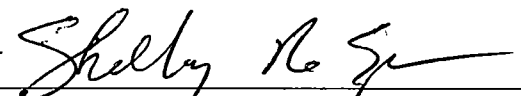
Subject to all easements, restrictions, covenants and title matters of record, if any, and liens of property taxes and assessments not yet due and payable.

DATED: May 28, 2025.

GRANTOR:



Jason S. Spadaro, Trustee of the
Five S Trust u/a dated March 3, 2023



Shelly Spadaro, Trustee of the
Five S Trust u/a dated March 3, 2023

STATE OF WASHINGTON)
) ss.
COUNTY OF Thurston)

This record was acknowledged before me on May 28, 2025 by Jason S. Spadaro and Shelly Spadaro as Trustees of the Five S Trust u/a dated March 3, 2023.

Notarial Stamp/Seal



C. Mitchell
Name: CINDY MITCHELL
NOTARY PUBLIC, State of Washington
My appointment expires 8/2/2026

EXHIBIT "A"

Legal Description:

A tract of land being a portion of the Southeast Quarter of the Northwest Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian and that portion of Government Lot 2 of said Section 22, lying Northerly of the Spokane, Portland and Seattle Railway Company Right-of-Way, EXCEPTING from said Government Lot 2 that portion conveyed to the State of Washington for State Highway No. 8 (Now State Highway No. 14), by instrument dated February 26, 1934, recorded May 15, 1934, in Book 'X' of Deeds at Page 516, under Auditor's File No. 19446, Records of Skamania County, Washington, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 22; thence North $89^{\circ} 01' 17''$ West, 901.11 feet along the North line of the Southeast Quarter of the Northwest Quarter of Section 22 to the Point of Beginning of said Lot 3; thence South $00^{\circ} 55' 04''$ West, 1764.60 feet; thence South $76^{\circ} 51' 38''$ East, 53.05 feet; thence South $00^{\circ} 55' 04''$ West, 324.78 feet to the top of a bluff; thence following the top of said bluff over the next seven (7) courses; (1) thence North $77^{\circ} 17' 57''$ West, 46.98 feet; (2) thence North $81^{\circ} 06' 20''$ West, 93.29 feet; (3) thence North $53^{\circ} 16' 21''$ West, 53.24 feet; (4) thence North $72^{\circ} 28' 32''$ West, 80.86 feet; (5) thence South $67^{\circ} 59' 14''$ West, 74.00 feet; (6) thence South $70^{\circ} 52' 02''$ West, 95.05 feet; (7) thence North $64^{\circ} 03' 02''$ West, 78.25 feet to a point on the West line of Government Lot 2; thence North $00^{\circ} 58' 40''$ East, 724.10 feet along the West line of said Government Lot 2 to the Northwest corner thereof; thence North $01^{\circ} 14' 03''$ East, 1328.51 feet along the West line of the Southeast Quarter of the Northwest Quarter of Section 22 to the Northwest corner thereof; thence South $89^{\circ} 01' 17''$ East, 427.42 feet to the Point of Beginning.

TOGETHER THEREWITH that portion conveyed by Quit Claim Deed Boundary Line Adjustment recorded November 2, 2009 as Auditor's File No. 2009174197, Skamania County Records, more particularly described as follows:

A portion of that tract, described as Lot 2, by Quit Claim Deed, recorded in Auditor's File No. 2008169094, located in a portion of the Southeast Quarter of the Northwest Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian and a portion of Government Lot 2 of said Section 22, lying Northerly of the Spokane, Portland and Seattle Railway Company Right-of-Way, EXCEPTING from said Government Lot 2 that portion conveyed to the State of Washington for State Highway No. 8 (Now State Highway No. 14), by instrument dated February 26, 1934, recorded May 15, 1934, in Book 'X' of Deeds, at Page 516, under Auditor's File No. 19446, records of Skamania County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of that certain tract described as Lot 2, by Quit Claim Deed, recorded in Auditor's File No. 2008169094 thence South $00^{\circ} 55' 04''$ West, 1552.59 feet along the West line of said Lot 2, to the Point of Beginning of the tract being described; thence South $89^{\circ} 01' 20''$ East, 101.85 feet; thence South $00^{\circ} 55' 04''$ West, 211.91 feet along

a line which is 101.85 feet East of and parallel with the West line of said Lot 2; thence North 89° 04' 56" West, 75.00 feet; thence South 00° 55' 04" West, 5.82 feet; thence North 76° 51' 41" West, 27.47 feet; thence North 00° 55' 04" East, 212.02 feet back to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed by Quit Claim Deed Boundary Line Adjustment recorded as Auditor's File No. 2009174198, Skamania County Records, more particularly described as follows:

Portions of that tract of land, described as Lot 3, by Quit Claim Deed, recorded in Auditor's File No. 2008169094, located in a portion of the Southeast Quarter of the Northwest Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian and a portion of Government Lot 2 of said Section 22, lying Northerly of the Spokane, Portland and Seattle Railway Company Right-of-Way, EXCEPTING from said Government Lot 2 that portion conveyed to the State of Washington for State Highway No. 8 (Now State Highway No. 14), by instrument dated February 26, 1934, recorded May 14, 1934, in Book 'X' of Deeds at Page 516, under Auditor's File No. 19446, Records of Skamania County, Washington, being more particularly described as Tracts 'A' and 'B' as follows:

TRACT 'A'

Beginning at the Northwest corner of that certain tract described as Lot 2, by Quit Claim Deed, recorded in Auditor's File No. 2008169094; thence South 00° 55' 04" West, 1552.59 feet along the West line of said Lot 2; thence North 89° 01' 20" West, 8.54 feet; thence North 00° 55' 04" East, 1552.59 feet along a line which is 8.54 feet West of and parallel with the West line of said Lot 2 to a point on the North line of that certain tract described as Lot 3, by Quit Claim Deed, recorded in Auditor's File No. 2008169094; thence South 89° 01' 17" East 8.54 feet along the North line of said Lot 3 back to the Point of Beginning.

TRACT 'B'

Commencing at the Northwest corner of that certain tract described as Lot 2, by Quit Claim Deed, recorded in Auditor's File No. 2008169094; thence South 00° 55' 04" West, 1764.61 feet along the West line of said Lot 2, thence South 76° 51' 41" East, 27.47 feet to the Point of Beginning of the tract being described; thence continuing South 76° 51' 41" East, 25.58 feet; thence South 00° 55' 04" West, 324.78 feet to the top of a bluff; thence following the top of said bluff North 77° 17' 57" West 25.54 feet; thence North 00° 55' 04" East, 324.98 feet back to the Point of Beginning.

Skamania County Assessor

Date 6-26-25 Parcel # 03102200090300
03102200090305