

When recorded return to:

Kerry Nelson and Mathew Gable
31606 Southeast 37th Circle
Washougal, WA 98671

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-174

THE GRANTOR(S)

Christy Stocker, a married woman as her separate estate,

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

in hand paid, conveys and warrants to
THE GRANTEE(S)
Kerry Nelson and Mathew Gable, wife and husband

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.)

Ptn. Sec 35, T3N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12 & 13 OF THE PRELIMINARY TITLE REPORT DATED
MAY 26, 2025, FILE NUMBER S-25-174. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND
GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-35-1-4-0200-00

Skamania County

Real Estate Excise Tax

37829

JUL 02 2025

Dated: 6/27/2025

Christy Stocker

PAID

\$ 3987.50

Skamania County Treasurer

STATE OF _____
COUNTY OF _____

This record was acknowledged before me on this _____ day of _____, 20____, by
Christy Stocker.

Signature

Title

My commission expires:

NOT CALIFORNIA COMPLAINT

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 SONOMA

} SS:

On JUNE 27, 2025 before me,

GABRIELLE KIRCH
a Notary Public, personally appeared CHRISTY STOCKER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Gabrielle Kirch

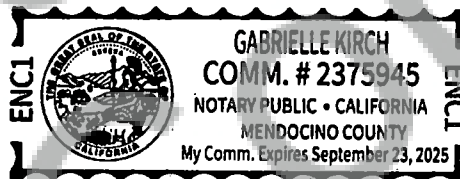


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1351 Ryan-Allen Road, Stevenson, WA 98648
Tax Parcel Number(s): 03-07-35-1-4-0200-00

Property Description:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 35, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence South 88° 37' East 300 feet along the North line of the Northeast Quarter of the Southeast Quarter of the said Section 35 to the initial point of the tract hereby described; thence South 03° 05' East 200 feet, more or less to intersection with the Northerly right of way line of the Bonneville Power Administration's transmission line; thence North 41° 01' East along the said Northerly right of way line to intersection with the North line of the Northeast Quarter of the Southeast Quarter of the said Section 35; thence North 88° 37' West to the initial point.

EXCEPT that portion conveyed to Skamania County by Quit Claim Deed recorded February 13, 2002 in Book 220, Page 549, Skamania County Records.

Skamania County Assessor

Date 7/2/05 Parcel # 3-7-35-1-4-200
DN