

Skamania County, WA
Total: \$304.50
DEED
Pgs=2
Request of: AMERITITLE

2025-001047

07/10/2025 11:43 AM

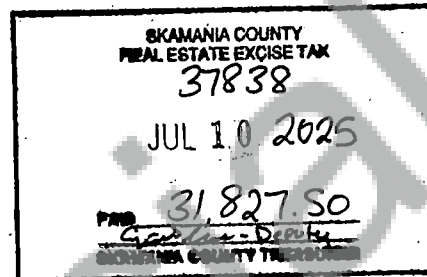


00021726202500010470020027

When recorded return to:

John R. Flowers Jr. and Dana M. Flowers
21 Peach Knob Drive
Asheville, NC 28804

Order No.: 677622AM



STATUTORY WARRANTY DEED

THE GRANTOR(S) **Ben Hormel Coffman and Deborah Daniel Co- Trustees of the Coffman Daniel Family Trust dated September 4, 2020**

for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration

in hand paid, conveys, and warrants to **John R. Flowers Jr. and Dana M. Flowers, a married couple**

the following described real estate, situated in the County of Skamania, State of Washington:

LOT 2 OF ROBERTSON SHORT PLAT, RECORDED IN BOOK "1" OF SHORT PLATS, PAGE 50, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Tax Parcel Number(s): **03 10 21 2 0 0202 00** *(initials)*

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Skamania County Assessor

Date 7/10/25 Parcel# 3-10-21-2-202

(initials)

Dated: June 30, 2025

The Coffman-Daniel Family Trust dated September 4, 2020

By: [Signature]
Ben Hormel Coffman, Co-Trustee

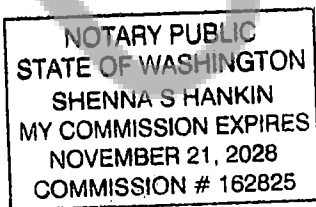
By: [Signature]
Deborah Daniel, Co-Trustee

State of Washington

County of Klickitat

On this 30 day of June 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Ben Hormel Coffman and Deborah Daniel, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the Coffman-Daniel Family Trust dated September 4, 2020, and acknowledged to me that they executed the same as Co- Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]

Notary Public for the State of: Washington

Residing at: Klickitat

Commission Expires 11/21/2028