

AFTER RECORDING MAIL TO:

Marcel Soares
4050 4th Street North Unit 223
St. Petersburg, FL 33703

Skamania County
Real Estate Excise Tax
37850
JUL 16 2025

PAID \$ 1085.00
Skamania County Treasurer
M. Monaghan Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4283-4280024 (SH)**

Grantor(s): **Susan L. Bruechner and Chantal L. Zinn, a married couple**

Grantee(s): **Marcel Soares, an unmarried person**

Abbreviated Legal: **Ptn. Sec 26, T4N, R7E W.M.**

Additional Legal on page:

Assessor's Tax Parcel No(s): **04072630200200**

THE GRANTOR(S) Susan L. Bruechner and Chantal L. Zinn, a married couple for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Marcel Soares, an unmarried person**, the following described real estate, situated in the County of Skamania, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:
Beginning at the intersection of the West line of the Southeast Quarter of the Southwest Quarter of the said Section 26 with the center line of County Road No. 140; thence following the center line of said road Southeasterly to a point 100 feet East of the said West line, said point being the initial point of the tract hereby described; thence following said center line Southeasterly to a point 190 feet East of said West line; thence North 01° 17' West 160 feet, more or less, to the center of Martha Creek; thence following the center of said creek Westerly to a point North 01° 17' West from the initial point; thence South 01° 17' East 140 feet, more or less, to the initial point.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Skamania County Assessor *M*

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Date 7/16/25 Parcel# 04072630200200 LPB 10-05

APN: 04072630200200

Statutory Warranty Deed
- continued

File No.: 4283-4280024 (SH)

Dated: 7/11/25

Susan L. Bruechner
Susan L. Bruechner

Chantal L. Zinn
Chantal L. Zinn

STATE OF Washington)
) -ss
COUNTY OF Skamania)

This record was acknowledged before me on July 11, 2025 by **Susan L. Bruechner and Chantal L. Zinn.**



Breanna Mercer
Notary Public
My commission expires: 4/26/26