



When recorded return to:

Heriverto Colado and Kathryn Colado
PO Box 359
North Bonneville, WA 98639

STATUTORY WARRANTY DEED

CTV16497

The Grantor, **Janet Haney, an unmarried woman**
for and in consideration of **Ten Dollars and other valuable consideration**
in hand paid, conveys, and warrants to **Heriverto Colado and Kathryn Colado, a married couple**
the following described real estate, situated in the County of Clark, State of Washington:

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **Portion of Lots 20, 21 & 22 of Windsong Estates No. 2**

Tax Parcel Numbers(s): **02072042042000** *2M 7/21/25*

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Skamania County
Real Estate Excise Tax
37853
JUL 21 2025

PAID \$ 7475.00
Skamania County Treasurer
Memorandum Deputy

Dated: 7-17-25

Janet Haney
Janet Haney

STATE OF WASHINGTON
COUNTY OF Snohomish } ss.

This record was acknowledged before me on July 17, 2025 by Janet Haney.

Susan M. Funk
Signature of Notary
Printed Name Susan M. Funk
Notary Public
My commission expires: 12.25.28



EXHIBIT "A"

PORTION OF LOTS 20, 21 AND 22 OF WINDSONG ESTATES NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "B" OF PLATS, PAGE 105, SKAMANIA COUNTY, RECORDS, SITUATED IN THE S.M. HAMILTON D.L.C. IN SECTION 20, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF NORTH BONNEVILLE, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, TO BE DESIGNATED AS LOT 20, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 OF WINDSONG ESTATES NO. 2; THENCE SOUTH $77^{\circ}27'18''$ WEST, A DISTANCE OF 9.12 FEET; THENCE ALONG AN ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $2^{\circ}13'02''$, AN ARC DISTANCE OF 22.44 FEET; THENCE NORTH $14^{\circ}45'42''$ WEST, A DISTANCE OF 10.00 FEET; THENCE ALONG AN ARC OF A 590.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $11^{\circ}22'38''$, AN ARC DISTANCE OF 117.16 FEET; THENCE NORTH $50^{\circ}33'09''$ WEST, A DISTANCE OF 70.11 FEET; THENCE NORTH $38^{\circ}31'53''$ EAST, A DISTANCE OF 149.31 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $68^{\circ}57'46''$, AN ARC DISTANCE OF 120.36 FEET; THENCE SOUTH $16^{\circ}46'08''$ EAST A DISTANCE OF 54.31 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTH BONNEVILLE RECORDED JUNE 21, 2006 UNDER AUDITOR'S FILE NO. 2006162051.

Skamania County Assessor

Date 7-21-25 Parcel# 02072042042000
ZM

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