

After recording return to:
NW Legacy Law, P.S.
1003 Officers Row
Vancouver, WA 98661

Warranty Deed

Grantors: Bruce C. Stocker and Beverly J. Benham, husband and wife

Grantees: Bruce C. Stocker and Beverly J. Benham, Trustees of the Benham Stocker Trust dated August 19, 2025

Abbreviated Legal: LOT 2 JOHNNY OLSON SP

APN: 03102014020500 *ym 8/26/25*

Bruce C. Stocker and Beverly J. Benham, husband and wife, Grantors, for and in consideration of \$0 in hand paid, convey and warrant to Bruce C. Stocker and Beverly J. Benham, Trustees of the Benham Stocker Trust dated August 19, 2025, Grantees, the real property located at 331 Ashley Drive, situated in the County of Skamania, State of Washington, more particularly described as follows ("Property"):

See attached "Exhibit A."

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

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Skamania County
Real Estate Excise Tax

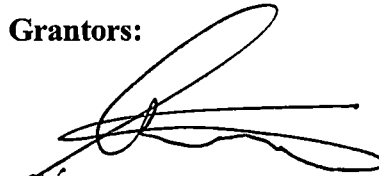
37909
AUG 27 2025

PAID *exempt*
M. Monaghan
Skamania County Treasurer

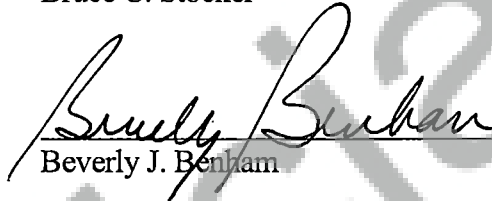
The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

Dated: August 19, 2025.

Grantors:



Bruce C. Stocker



Beverly J. Benham

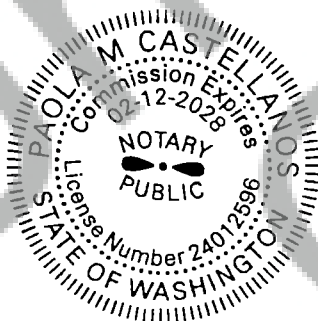
STATE OF WASHINGTON)

) ss.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Bruce C. Stocker and Beverly J. Benham are the people who appeared before me, and said persons acknowledged that each signed this instrument and acknowledged it to be the free and voluntary act of each for the uses and purposes mentioned in the instrument.

Dated: August 19, 2025.



Notary Public for the State of Washington

Paola M. Castellanos

My commission expires February 12, 2028

Exhibit A
APN: 03102014020500

A tract of land in the northeast quarter of the southeast quarter of section 20, township 3 north, range 10, east of the Willamette Meridian, described as follows:
Beginning at the Northwest corner of Underwood Crest Addition; thence south 82° 23' 35" west, a distance of 240 feet to the true point of beginning of this description; thence continuing along the same course, a distance of 105 feet; thence south 00° 10' 17" west, a distance of 241.68 feet to a point on the northerly right of way line of Ashley Drive; thence north 76° 45' east along the northerly right of way line, a distance of 106.96 feet; thence north 00° 10' 16" east, a distance of 231.06 feet to the true point of beginning. Also known as lot 2 of Johnny Olson Short Plat, recorded 3/12/1979 under auditor's #88185, Skam. Co.

Skamania County Assessor

Date 8-26-25 Parcel# 03102014020500
2M