

Skamania County, WA
Total: \$305.50
DEED
Pgs=3

2025-001364

08/27/2025 12:03 PM

Request of: PABST HOLLAND AND REYNOLDS PLLC



**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

ALEXA N. RITCHIE, Attorney at Law
900 Washington Street, Suite 820
Vancouver, WA 98660

Skamania County
Real Estate Excise Tax

37910
AUG 27 2025

PAID Exempt
Skamania County Treasurer
M. Monaghan Deputy

BARGAIN AND SALE DEED

Grantor (Seller): SHANNON DODDS, a single woman
Grantee (Buyer): SHANNON DODDS, Trustee of the SHANNON DODDS LIVING TRUST dated August 8, 2025
Abbreviated Legal: SW ¼, NW ¼, Sec 5, T1N, R5E, WM
Assessor's Tax Parcel # 01050500030000 *2m 8/26/25*
Other Reference Nos:

Documentary transfer tax is none. No consideration.

THE GRANTOR, SHANNON DODDS, a single woman,

CONVEYS to

SHANNON DODDS, Trustee of the SHANNON DODDS LIVING TRUST dated August 8, 2025,

the real estate legally described on **Exhibit A** attached hereto and incorporated herein by reference, situated in Skamania County, Washington, including any interest therein that Grantor may later acquire.

DATED: August 8, 2025.

Shannon Dodds
SHANNON DODDS

STATE OF WASHINGTON)

: ss.

County of Clark)

I certify that SHANNON DODDS appeared personally before me and that I know or have satisfactory evidence that she signed this Bargain and Sale Deed and acknowledged it as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 8, 2025

Melissa B. Weitz
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 11-15-2026

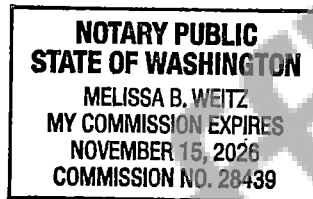


Exhibit A

APN: 01050500030000

Situs: 3762 Canyon Creek Road, Washougal, WA

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

That portion of the Southwest Quarter of the Northwest Quarter (SW ¼, NW ¼) of Section 5, Township 1 North, Range 5 East, Willamette Meridian, described as follows:

BEGINNING at a point in the center of State Secondary Highway No. 8-B 574.6 feet east of the Northwest corner of the Southwest ¼ of the Northwest ¼ of the said Section 5; thence east 725 feet; thence south 340.6 feet to the center of said highway; thence north 56°54' west 206.6 feet; thence north 73°25' west 297.5 feet; thence north 61°43' west 302.1 feet to the point of beginning;

EXCEPT right of way for State Secondary Highway No. 8-B.

SUBJECT TO: an easement for electric power transmission line as shown of record.

Skamania County Assessor

Date 8-26-25 Parcel# 01050500030000
LM