

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

Request of: CLARK COUNTY TITLE

2025-001381

09/02/2025 10:18 AM



AFTER RECORDING MAIL TO:
Douglas A. Kabel and Laura P. Kabel
301 Canyon Creek Rd
Washougal, WA 98671

Skamania County
Real Estate Excise Tax
37916
SEP 02 2025

PAID \$ 10,076.00
Skamania County Treasurer
Matthew J. Wagner Deputy

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 25-182023

Statutory Warranty Deed

Abbreviated Legal: PORTION OF SECTION 10 T1N R5EWM

Additional legal(s) on page: 3

Assessor's Tax Parcel Number(s): 01051000030100

THE GRANTOR Matthew J. Wagner and Alisha J. Wagner, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas A. Kabel and Laura P. Kabel, a married couple, the following described real estate, situated in the County of Skamania, State of Washington:

X — X 26

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 11 day of AUGUST, 2025

Matthew J. Wagner
Matthew J. Wagner

Alisha J. Wagner
Alisha J. Wagner

If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }
County of Clark } SS.

This record was acknowledged before me on this 11th day of August, 2025 by Matthew J. Wagner and Alisha J. Wagner.

Notary Public for Washington

My commission expires: January 16, 2020 3/7/2029

CHARLES ROBERT SPEIGHT
Notary Public
State of Washington
Commission # 190281
My Comm. Expires Mar 7, 2029

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

EXCEPTING THEREFROM THE FOLLOWING:

THAT PORTION THEREOF LYING EASTERLY OF THE COUNTY ROAD DESIGNATED AS STATE HIGHWAY NO. 8 ON JUNE 17, 1919 AS CONVEYED TO ALECK MARTELLI BY DEED RECORDED AT PAGE 336 OF BOOK "R" OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

THAT PORTION THEREOF LYING WESTERLY OF THAT CERTAIN COUNTY ROAD KNOWN AND DESIGNATED AS CAPE HORN CUTOFF ROAD.

THAT PORTION CONVEYED TO KEITH D. JOHNSON AND WANELL JOHNSON, HUSBAND AND WIFE, IN BOOK 77 OF DEEDS, PAGE 716, SKAMANIA COUNTY DEED RECORDS.

THAT PORTION CONVEYED TO SKAMANIA COUNTY RECORDED IN BOOK 57, PAGE 291, SKAMANIA COUNTY DEED RECORDS.

THAT PORTION LYING WITHIN SR140.

Situate in the County of Skamania, State of Washington.

Skamania County Assessor *BM*

Date 9/2/25 Parcel# 01051000030100