

When recorded return to:

Dillon Lesieur and Katrina Lesieur
831 Haffey Road
Washougal, WA 98671

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

2025-001466

09/15/2025 02:59 PM

Request of: COLUMBIA GORGE TITLE



00022279202500014660030035

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-280

THE GRANTOR(S)
Triad Financial Services, Inc., a Florida Corporation,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
THE GRANTEE(S)
Dillon Lesieur and Katrina Lesieur, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 4 LESIEUR-VEST SP AF#2022001627

SUBJECT TO SPECIAL EXCEPTIONS 9,10,11,12,13,14,15,16,17,18 & 19 OF THE PRELIMINARY TITLE
REPORT DATED AUGUST 4, 2025, FILE NUMBER S-25-280. A COPY OF WHICH WAS PROVIDED TO
THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-05-32-4-0-1717-00

Dated: 9-15-25

Triad Financial Services, Inc, a Florida Corporation

By: [Signature]
Toni M. Sudduth, Remarketing Manager

Skamania County
Real Estate Excise Tax

37932

SEP 15 2025

PAID \$ 3042.50
Skamania County Treasurer
[Signature]

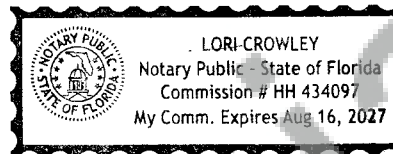
STATE OF Florida
COUNTY OF Duval

This record was acknowledged before me on this 14th day of September, 2025, by Toni M. Sudduth, Remarketing Manager of Triad Financial Services, Inc.

Lori Crowley
(Signature of notary public)
Stamp

Notary Public
(Title of office)

My commission expires: 8/16/2027



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 833 Haffey Road, Washougal, WA 98671
Tax Parcel Number(s): 02-05-32-4-0-1717-00

Property Description:

A tract of land located in the Southeast Quarter of the Southeast Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4, LESIEUR-VEST Short Plat, recorded as Auditor File Number 2022001627, Skamania County Records.

Skamania County Assessor

Date 9-15-25 Parcel# 2-5-32-4-1717

[Signature]

Unofficial Copy