



WHEN RECORDED RETURN TO:

Negar Nematian Arabi
602 Wildlife Drive
Washougal, WA 98671

File No.: 2728136
Filed for Record at Request of: *Stewart Title Company*

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Alfredo Alejandro Bess-Guzman and Steffani Mullen, as joint tenants with right of survivorship** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Negar Nematian Arabi, a *** the following described real estate, situated in the County of Skamania, State of Washington:

** Married woman as a separate estate*
LOT 5 OF MAPLE VIEW ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "B" OF PLATS, PAGE 66, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: LOT 5 MAPLE VIEW ACRES, BK B, PG 66

Tax Parcel Number(s): 01050610150400 *DM*

Skamania County Assessor

Dated: SEPTEMBER 16, 2025

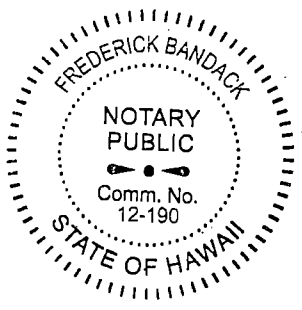
Date 9/22/25 Parcel # 15-6-1-1504

[Signature]
Alfredo Alejandro Bess-Guzman

[Signature]
Steffani Mullen

State of Washington }
County of Skamania } *HAWAII* } ss.
CITY } *HONOLULU*

This record was acknowledged before me on SEPT. 16, 2025 by Alfredo Alejandro Bess-Guzman and Steffani Mullen.



Printed Name: *Jessica Donovan*
Notary Public FREDERICK BANDACK
My commission expires: _____ Comm. Expires: 6/3/2028

Skamania County
Real Estate Excise Tax
37941
SEP 22 2025

PAID \$ 1085.00
[Signature]
Skamania County Treasurer