

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

2025-001591

10/09/2025 03:37 PM

Request of: COLUMBIA GORGE TITLE



00022467202600015910030034

When recorded return to:

Colton Van Pelt  
220 NW Gale Street  
Stevenson, WA 98648

## STATUTORY WARRANTY DEED

Filed for record request of:  
Columbia Gorge Title  
Reference: S-25-292

### THE GRANTOR(S)

Shawn B Van Pelt and Tina M Van Pelt, a married couple,  
for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)  
in hand paid, conveys and warrants to

### THE GRANTEE(S)

Colton Van Pelt, ~~a single man~~ <sup>B</sup> an unmarried man <sup>B</sup>

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 LOCATED ON PAGE 3.

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

Ptn. Sec 36, T3N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 9,10, AND 11 OF THE PRELIMINARY TITLE REPORT DATED  
October 7, 2025 FILE NUMBER S-25-292. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND  
GRANTEE HEREIN NAMED.

G.S.

Tax Parcel Number(s): 03-07-36-1-4-0490-00

Skamania County

Real Estate Excise Tax

37966

OCT 09 2025

Dated: 10-8-25

Shawn B Van Pelt

Tina M. Van Pelt

PAID

\$9005.00

Skamania County Treasurer

Melinda Wagner Deputy

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on this 8 day of October, 2025, by  
Shawn B Van Pelt.

[Signature]  
Signature

Notary  
Title

My commission expires: 08-09-2028



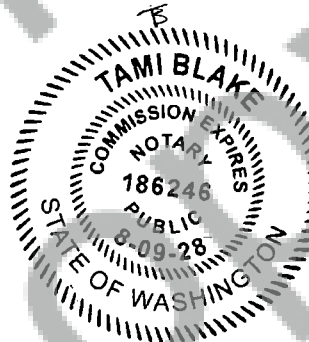
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on this 9 day of October, 2025 by Tina  
M Van Pelt.

[Signature]  
Signature

Notary  
Title

My commission expires: 08-09-2028



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 220 Northwest Gale Street, Stevenson, WA 98648  
Tax Parcel Number(s): 03-07-36-1-4-0490-00

**Property Description:**

A portion of Lot 5, STEVENSON PARK ADDITION to the Town of Stevenson, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 38, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at a point on the North line of the said Lot 5, a distance of 433.92 feet from the Northeast corner thereof; thence West along the North line of the said Lot 5 to a point 120 feet East of the Southeast corner of Lot 6 of said Stevenson Park Addition; thence South to the center of Kanaka Creek; thence in a Southerly direction following the center line of said Kanaka Creek to its intersection thereof with the South line of said Lot 5; thence East along the South line of said Lot 5 to a point South 10° 21' East, a distance of 152.47 feet from the point of beginning; thence North 10° 21' West, a distance of 152.47 feet to the point of beginning.

Skamania County Assessor

Date 10/9/25 Parcel# 3-7-36-1-4-490  
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