



After Recording, return to:  
Legacy Preservation Law  
4915 NE 42<sup>nd</sup> Ave.  
Portland, OR 97218

Skamania County  
Real Estate Excise Tax

37984  
OCT 20 2025

PAID exempt  
Skamania County Treasurer  
Multnomah Deputy

### WARRANTY DEED

The Grantors, **Kevin D. Martin and Yuki S. Martin, a married couple**, for \$10 dollars and other good and valuable consideration, convey and warrant to **Kevin D. Martin and Yuki S. Martin, Trustees of the Kevin and Yuki Martin Trust dated September 9, 2025, and any amendments thereto**, (the Grantee), the following described real property:

Abbreviated Legal: ADJ Lot 3, Subdivision of HIDEAWAY ON WASHOUGAL

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

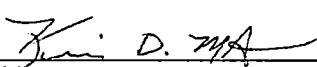
**SUBJECT TO:** All matters of record.

Assessor's Property Tax Parcel/ Account Number: 02-05-14-2-2-0112-00

2M 10-15-25

The true and actual consideration for this conveyance is: \$10.

Dated September 9, 2025

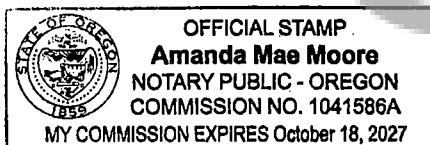
  
Kevin D. Martin

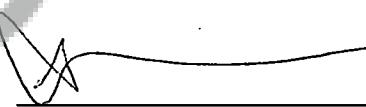
  
Yuki S. Martin

STATE OF OREGON  
COUNTY OF MULTNOMAH

)  
) SS:  
)

This instrument was acknowledged before me September 9, 2025 by **Kevin D. Martin and Yuki S. Martin**.



  
Notary Public  
My Commission Expires: October 18, 2027

## Exhibit A

Legal Description for 16351 Washougal River Rd, Washougal, WA 98671

LOT 3 OF HIDEAWAY ON WASHOUGAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 151, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

EXCEPT WITH THE FOLLOWING STRIP OF LAND:

A STRIP OF LAND LOCATED IN A PORTION OF LOT 3 OF HIDEAWAY ON WASHOUGAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 151, RECORDS OF SKAMANIA COUNTY, WASHINGTON IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH  $10^{\circ}48'36''$  WEST, ALONG THE WEST LINE OF SAID LOT 3, FOR A DISTANCE OF 221.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH  $10^{\circ}48'36''$  WEST, FOR A DISTANCE OF 52.48 FEET; THENCE LEAVING SAID WEST LINE, SOUTH  $31^{\circ}09'19''$  EAST, FOR A DISTANCE OF 31.43 FEET; THENCE SOUTH  $14^{\circ}35'24''$  WEST, FOR A DISTANCE OF 25.48 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING STRIP OF LAND:

A STRIP OF LAND LOCATED IN A PORTION OF LOT 2 OF HIDEAWAY ON WASHOUGAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" PLATS, PAGE 151, RECORDS OF SKAMANIA COUNTY, WASHINGTON IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH  $10^{\circ}48'36''$  WEST, ALONG THE EAST LINE OF LOT 2, FOR A DISTANCE OF 273.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, NORTH  $10^{\circ}48'36''$  WEST, FOR A DISTANCE OF 156.85 FEET, MORE OR LESS TO THE CENTERLINE OF THE WASHOUGAL RIVER; THENCE LEAVING SAID EAST LINE, SOUTH  $54^{\circ}46'15''$  WEST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 2.05 FEET, MORE OR LESS; THENCE LEAVING SAID CENTERLINE, SOUTH  $10^{\circ}48'36''$  EAST, PARALLEL WITH SAID EAST LINE, FOR A DISTANCE OF 150.96 FEET, MORE OR LESS; THENCE SOUTH  $31^{\circ}09'19''$  EAST, FOR A DISTANCE OF 5.38 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 10-15-25 Parcel# 02-05-14-2-2-0112-00

AM