

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

Skamania County
Real Estate Excise Tax
37984
OCT 20 2025

PAID exempt
Max Morrison Deputy
Skamania County Treasurer

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. *LM 10-15-25*
Assessor's Property Tax Parcel/ Account Number: 02-05-14-2-2-0112-00

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

Dated September 9, 2025

Kevin D. Martin
Kevin D. Martin

Yuki S. Martin
Yuki S. Martin

STATE OF OREGON)
) SS:
COUNTY OF MULTNOMAH)

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



[Signature]
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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 10°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°48'36" WEST, FOR A DISTANCE OF 52.48 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 31°09'19" EAST, FOR A DISTANCE OF 31.43 FEET; THENCE SOUTH 14°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°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°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°46'15" WEST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 2.05 FEET, MORE OR LESS; THENCE LEAVING SAID CENTERLINE, SOUTH 10°48'36" EAST, PARALLEL WITH SAID EAST LINE, FOR A DISTANCE OF 150.96 FEET, MORE OR LESS; THENCE SOUTH 31°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*