

Skamania County, WA
Total: \$304.50
DEED
Pgs=2

2025-001648

10/20/2025 12:26 PM

Request of: CLARK COUNTY TITLE



00022530202500016480020026

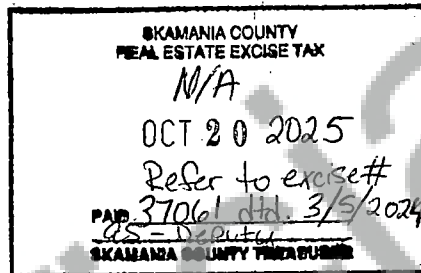
When recorded return to:
Megan Root and Paul Root
281 Silver Star Lane
Washougal, WA 98671

Filed for record at the request of:



200 Triangle Shopping Center, Suite 220
Longview, WA 98632

Escrow No.: 612901875 / CL28099



STATUTORY WARRANTY DEED Fulfillment

THE GRANTOR(S) Rachel Marie Rand, a single person

for and in consideration of Fulfillment of Real Estate Installment Contract, conveys and warrants to
Paul Root and Megan Root, a married couple

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

Lot 2 of the Root Short Plat as recorded in Skamania County, WA Auditor File No. 2024-000161

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

Skamania County Assessor *gm*

Tax Parcel Number(s): 02053300252000 *gm*

Date 10/20/25 Parcel# 02053300252000

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 5, 2025 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on **March 5, 2024**, receipt number **37061**. Real Estate Installment Contract recorded under Auditor's No. **2024-000236**

STATUTORY WARRANTY DEED

Fulfillment
(continued)

Dated: 09/24/2025

R M Rand
Rachel Marie Rand

State of Washington

County of Clark

This record was acknowledged before me on 9-24-25 by Rachel Marie Rand .

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 102525

