

Skamania County, WA
Total:\$307.50
DEED
Pgs=5
10/23/2025 09:42 AM
Request of: COLUMBIA GORGE TITLE

00022561202500016730060056

When recorded return to:
Melvin D. Larsen
31915 NW Eagle Crest Drive
Ridgefield, WA 98642

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-176325

Skamania County
Real Estate Excise Tax

37990

OCT 23 2025

PAID \$ 2705.00

Skamania County Treasurer
Monica Hansen Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carolyn Dale and Kathleen Harrison, a married couple and Dennis K. Dale, an unmarried man, also appearing of record as Dennis Dale, Tenancy in Common
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Melvin D. Larsen and Helen V. Larsen, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot 3 BRENDA CREAGAN SP AF#2004153797

Tax Parcel Number(s): 07062310020300

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

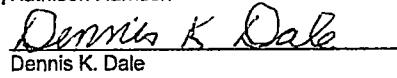
STATUTORY WARRANTY DEED

(continued)

Dated: 10/17/25

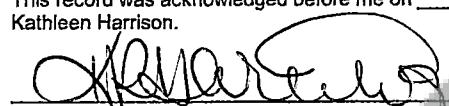

Carolyn Dale


Kathleen Harrison


Dennis K. Dale

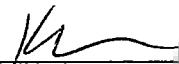
State of WA
County of Clark

This record was acknowledged before me on 10/20/25 by Carolyn Dale and
Kathleen Harrison.


(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9/15/2027

State of MN
County of Hennepin

This record was acknowledged before me on 10/17/25 by Dennis K. Dale.


(Signature of notary public)
Notary Public in and for the State of MN
My appointment expires: 1/31/30

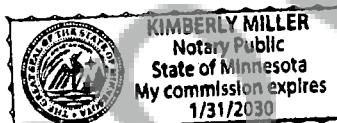
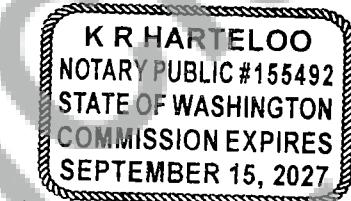


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07062310020300

A tract of land in Section 23, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the BRENDA CREAGAN Short Plat, recorded in Auditor's File No. 2004153797, Skamania County Records.

Skamania County Assessor *OMC*

Date 10/23/25 Parcel# 07062310020300

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Easement, including the terms and provisions thereof:
Recorded : November 18, 1960
Book : 48
Page : 172
3. Easement, including the terms and provisions thereof:
Recorded : April 1, 1970
Book : 61
Page : 593
4. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : November 9, 1988
Book : 111
Page : 814
5. Reservation of Oil, Gas and Other Minerals, including the terms and provisions thereof:
Grantee : State of Washington
Recorded : August 20, 1983
Book : 82
Page : 630
"The scheduling of this exception does not alter or limit the scope of exception 6 pertaining to minerals and other substances nor does this exception constitute any statement about or coverage as to the ownership of this specific interest nor does the scheduling of this interest imply that all leases, grants, exceptions or reservations of interests are scheduled."
6. Easement Agreement, including the terms and provisions thereof:
Recorded : September 22, 2003
Book : 250
Page : 750
7. Well Agreement, including the terms and provisions thereof:
Recorded : May 11, 2004
As : 2004152904
8. Easement, including the terms and provisions thereof:
For : Ingress, Egress and Utilities
Recorded : June 11, 2004
As : 2004153343
9. Easement Agreement, including the terms and provisions thereof:
Recorded : May 11, 2004

EXHIBIT "B"

Exceptions
(continued)

As : 2004152905

10. Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : May 14, 2004
As : 2004152956
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : October 17, 2005
As : 2005159104
11. Easement Agreement, including the terms and provisions thereof:
Recorded : June 11, 2004
As : 2004153342
12. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BRENDA CREAGAN Short Plat, Auditor's File No. 2004153797.
See recorded plat for details
13. Well Agreement, including the terms and provisions thereof:
Recorded : July 23, 2004
As : 2004153798
14. Wildlife and Habitat Assessment Report, including the terms and provisions thereof:
Recorded : September 13, 2005
As : 2005158676