


Skamania County, WA 2025-001719
Total:\$305.50
DEED 10/30/2025 09:40 AM
Pgs=3
Request of: COLUMBIA GORGE TITLE

00022616202600017190030030

When recorded return to:

Andrew T. Duggan and James O. Price II
4528 Northeast 32nd Avenue
PORTLAND, OR 97211

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-383

THE GRANTOR(S)

Justin Andrew McWethy and Sarah Anne Lyon, 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)
Andrew T. Duggan and James O. Price II, a married couple

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.)


Lot 3 ANGRY LADY SP AF#2004153799

SUBJECT TO SPECIAL EXCEPTIONS 9,10,11,12,13,14,15,16,17,18,19,20,21,22 AND 23 OF THE
PRELIMINARY TITLE REPORT DATED October 13, 2025 FILE NUMBER S-25-383. A COPY OF WHICH
WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

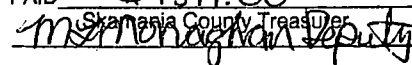
Tax Parcel Number(s): 07-06-23-1-0-0303-00 *am*

Dated: 10/27/2025


Justin Andrew McWethy


Sarah Anne Lyon

Skamania County
Real Estate Excise Tax
38001
OCT 30 2025

PAID \$1517.00

Skamania County Treasurer

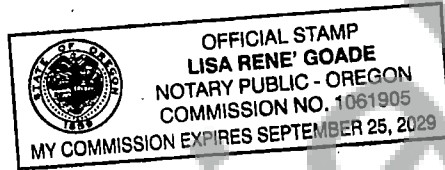
STATE OF OREGON
COUNTY OF HOOD RIVER

This record was acknowledged before me on this 27th day of October, 2025, by
Justin Andrew McWethy and Sarah Anne Lyon.

Lisa Rene Goade
Signature

NOTARY PUBLIC
Title

My commission expires: 9-25-29



Unofficial Copy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: Lot 3 Angry Lady Nymark Drive, Cougar, WA 98616
Tax Parcel Number(s): 07-06-23-1-0-0303-00

Property Description:

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 ANGRY LADY Short Plat, recorded in Auditor's File No. 2004153799, Skamania County Records.

Skamania County Assessor *am*

Date: *10/30/25* Parcel# *07062310030300*

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