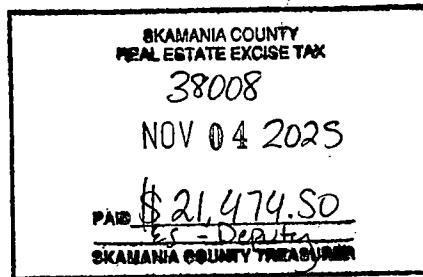


2025-001756

11/04/2025 04:52 PM

AFTER RECORDING MAIL TO:
Anthony Doyle Mullen and Reynalda Beltran
304 Rosemont Drive
El Paso, TX 79922



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 25-169581

Statutory Warranty Deed

Grantor(s): Dan Alan Hungate and Adrienne Louise Zell, a married couple
Grantee(s): Anthony Doyle Mullen and Reynalda Beltran, as joint tenants, with the rights of survivorship and not as tenants in common and not as community property
Abbreviated Legal: PORTION OF LOT 2 OF SHORT PLAT 3/346
Additional legal(s) on page: 3
Assessor's Tax Parcel Number(s): 02052000011000, 02052000011005 *LM 11/4/2025*

THE GRANTOR **Dan Alan Hungate and Adrienne Louise Zell, a married couple**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Anthony Doyle Mullen and Reynalda Beltran, as joint tenants, with the rights of survivorship and not as tenants in common and not as community property**, the following described real estate, situated in the County of Skamania, State of Washington:

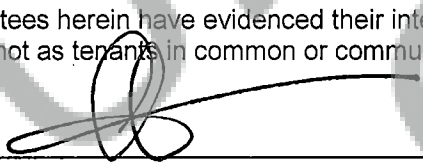
SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

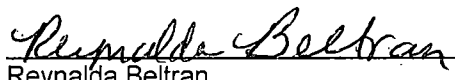
SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

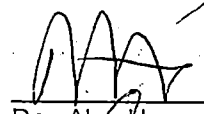
GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated this 3 ^{*na*} of October, 2025


Grantees herein have evidenced their intention to take title as joint tenants with rights of survivorship and not as tenants in common or community property.


Anthony Doyle Mullen


Reynalda Beltran



Dan Alan Hungate

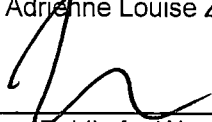


Adrienne Louise Zell

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }
County of Clallam } SS.

This record was acknowledged before me on this 22 day of October, 2025 by Dan Alan Hungate and Adrienne Louise Zell.



Notary Public for Washington
My commission expires: January 16, 2029

NOTARY PUBLIC
STATE OF WASHINGTON
TRACEY L HENDRICKSON
MY COMMISSION EXPIRES
JANUARY 16, 2029
COMMISSION # 39080

Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

BEING A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, ALSO BEING A PORTION OF LOT 2 OF SHORT PLAT RECORDED IN BOOK 3, PAGE 346, OF SKAMANIA COUNTY RECORDS:

BEGINNING AT A DNR CONCRETE MONUMENT AT THE EAST QUARTER CORNER OF SECTION 20, AS SHOWN IN BOOK 3 OF SHORT PLATS, PAGE 346, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTH 88°35'38" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, AS SHOWN IN SHORT PLAT 3-346, FOR A DISTANCE OF 655.37 FEET TO DESCRIBED POINT "A" AT THE CENTERLINE OF DOBBINS ROAD (SHORT PLAT 3-346); THENCE NORTH 08°49'14" WEST, ALONG THE CENTERLINE OF DOBBINS ROAD FOR A DISTANCE OF 548.45 FEET AND THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID CENTERLINE SOUTH 81°10'46" WEST, FOR A DISTANCE OF 200.00 FEET; THENCE SOUTH 08°49'14" EAST, PARALLEL WITH THE CENTERLINE OF DOBBINS ROAD, FOR A DISTANCE OF 512.44 FEET TO A 5/8 INCH IRON ROD ON THE EAST LINE OF LOT 2 OF SAID SHORT PLAT; THENCE CONTINUING ALONG THE EAST LINE OF LOT 2, SOUTH 06°29'02" WEST, FOR A DISTANCE OF 67.26 FEET TO A 5/8 INCH IRON ROD (SHORT PLAT 3-346); THENCE CONTINUING ALONG THE EASTERLY LINE OF LOT 2, SOUTH 37°11'29" EAST, FOR A DISTANCE OF 128.94 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 60°32'40" WEST, FOR A DISTANCE OF 209.46 FEET; THENCE SOUTH 34°00'00" WEST, FOR A DISTANCE OF 250.00 FEET TO A 5/8 INCH IRON ROD (SHORT PLAT 3-346); THENCE LEAVING SAID EASTERLY LINE OF SAID SHORT PLAT, NORTH 75°50'51" WEST, FOR A DISTANCE OF 283.02 FEET TO THE CENTER OF THE WEST FORK OF THE WASHOUGAL RIVER, BEING AT A POINT 30 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF AN EXISTING FOOT BRIDGE OVER THE WEST FORK OF THE WASHOUGAL RIVER; THENCE FOLLOWING THE CENTER OF SAID RIVER, AS SHOWN IN SHORT PLAT 3-346 THE FOLLOWING DESCRIBED COURSES; THENCE NORTH 13°00'00" WEST, 200.44 FEET; THENCE NORTH 03°00'00" WEST, 290.00 FEET; THENCE NORTH 14°00'00" EAST, 140.00 FEET; THENCE NORTH 32°00'00" EAST, 70.00 FEET; THENCE NORTH 06°00'00" EAST, 100 FEET; THENCE NORTH 29°00'00" EAST, FOR A DISTANCE OF 35.00 FEET; BEING THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 77°55'15" EAST, ALONG THE NORTH LINE OF LOT 2, FOR A DISTANCE OF 275.85 FEET TO THE MOST NORTHERLY CORNER OF LOT 2 BEING AT THE CENTERLINE OF LINDA LANE; THENCE FOLLOWING THE CENTERLINE OF LINDA LANE THE FOLLOWING DESCRIBED COURSES; THENCE ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°35'40", FOR AN ARC DISTANCE OF 60.00 FEET, THE CHORD OF WHICH BEARS NORTH 01°42'10" WEST, 59.94 FEET; THENCE NORTH 06°00'00" WEST FOR A DISTANCE OF 85.00 FEET; THENCE ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°00'00"; FOR AN ARC DISTANCE OF 115.19 FEET, THE CHORD OF WHICH BEARS NORTH 00°30'00" WEST, 115.01 FEET; THENCE NORTH 05°00'00" EAST, FOR A DISTANCE OF 20.00 FEET; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°00'00", FOR AN ARC DISTANCE OF 87.27 FEET, THE CHORD OF WHICH BEARS NORTH 00°00'00" WEST, 87.16 FEET; THENCE LEAVING SAID CENTERLINE ALONG THE MOST EASTERLY SOUTHERLY LINE OF LOT 1 OF SHORT PLAT 3-346, FOR A DISTANCE OF 295.32 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID LOT 1, BEING AT A CENTERLINE OF DOBBINS ROAD; THENCE SOUTH 09°37'31" EAST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 271.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 08°49'14" EAST, FOR A DISTANCE OF 54.46 FEET TO THE TRUE POINT OF BEGINNING

Skamania County Assessor

Date 11/4/25 Parcel# 02052000011000
02052000011005
JM

SITUATE IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.