

When recorded return to:

Taurus S. Baxter and Athena L. Caldwell

PO Box 379
North Bonneville, WA
98639

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-105

THE GRANTOR(S)

Wayne S Duvall and Valena D Duvall, husband and wife
for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)
in hand paid, conveys and warrants to

THE GRANTEE(S)

Taurus S. Baxter and Athena L. Caldwell, 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 4 HARTUNG ACRES S/D AF#2019000848

SUBJECT TO SPECIAL EXCEPTIONS 9,10,11,12,13,14,15,18 AND 19 OF THE PRELIMINARY TITLE
REPORT DATED October 27, 2025 FILE NUMBER S-25-105. A COPY OF WHICH WAS PROVIDED TO THE
GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 04-07-23-0-0-0904-00

Dated: 10/31/25

Wayne S. Duvall

Valena D. Duvall

Skamania County

Real Estate Excise Tax

38010

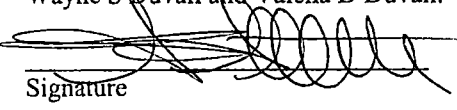
NOV 05 2025

PAID \$ 7475.00

Skamania County Treasurer

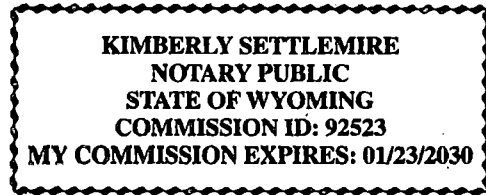
STATE OF Wyoming
COUNTY OF Fremont

This record was acknowledged before me on this 31st day of October, 2025 by
Wayne S Duvall and Valena D Duvall.


Signature

Notary Public
Title

My commission expires: Jan. 23, 2030



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 131 Haven Lane, Carson, WA 98610
Tax Parcel Number(s): 04-07-23-0-0-0904-00

Property Description:

Lot 4 of the HARTUNG ACRES SUBDIVISION, according to the recorded Plat thereof, recorded in Auditor File Number 2019000848, in the County of Skamania, State of Washington.

Skamania County Assessor *SW*

Date: 11/5/25 Parcel# 04072300090400

Unofficial
Copy