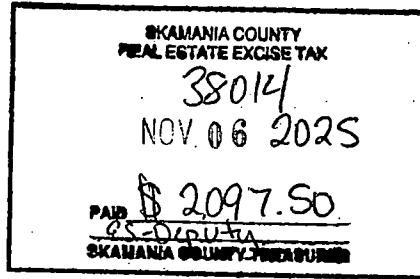




When recorded return to:

Steven Sicotte and Francine Marie
4651 NE 36th Avenue
Portland, OR 97211



STATUTORY WARRANTY DEED

CL27873

The Grantor, **Maksim Korolev**, as his separate estate, and **Tetiana Korolova**, as her separate estate

for and in consideration of **Ten Dollars** and other valuable consideration

in hand paid, conveys, and warrants to **Steven Sicotte and Francine Marie**, husband and wife

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **PTN NW QUARTER SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST**

Tax Parcel Numbers(s): **02-05-20-0-0-0207-00**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

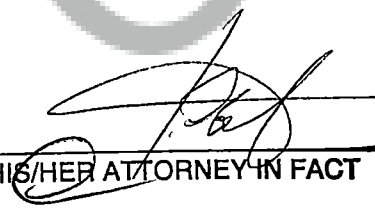
Dated: 10-29-2025



Maksim Korolev



Tetiana Korolova

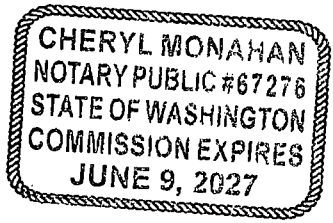
By: 

HIS/HER ATTORNEY IN FACT

STATE OF Washington
COUNTY OF Clark

} ss.

This record was acknowledged before me on 10/29/25 by **Maksim Korolev**.



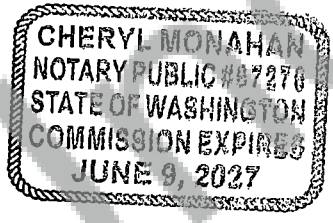
[Signature]

Notary Public
My commission expires: 06/09/2027

STATE OF Washington
COUNTY OF Clark

} ss.

This record was acknowledged before me on 10/29/25 by **Maksim Korolev** as **Attorney In Fact for Tetiana Korolev**.



[Signature]

Notary Public
My commission expires: 06/09/2027

EXHIBIT "A"

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, T2N R5EWM, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 88°43'34" W, 660.00 FEET; THENCE NORTH 01°16'26" EAST, 508.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°43'34" EAST, 278.03 FEET; THENCE NORTH 01°16'26" EAST, 251.54 FEET TO A 300 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 63.56 FEET, WITH A CHORD BEARING OF SOUTH 75°07'19"W, AND CHORD DISTANCE OF 63.44 FEET; THENCE SOUTH 69°03'09" EAST, 78.53 FEET TO A 200 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 63.35 FEET; THENCE SOUTH 87°12'02" WEST, 52.36 FEET TO A 300 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 64.74 FEET; THENCE SOUTH 74°50'11" W, 36.60 FEET TO A 300 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 86.07 FEET; THENCE SOUTH 88°43'34" EAST, 152.85 FEET; THENCE SOUTH 01°16'26" WEST, 152.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES 60 FEET IN WIDTH, THE CENTERLINE BEING THE NORTH BOUNDARY LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 11/6/25 Parcel# 2-5-20-207