Skamania County, WA Total:\$305.50 DEED Pgs=3

2025-001781

11/06/2025 01:42 PM

Request of: COLUMBIA GORGE TITLE

00022694202500017810030034

When recorded return to:

Jon-Christian H. Minton and Sylvia J. Ness 2134 Southeast 57th Avenue Portland, OR 97215

STATUTORY WARRANTY DEED

Filed for record request of: Columbia Gorge Title Reference: S-25-401

THE GRANTOR(S)

Robert J. Nuckoles, an unmarried man for and in consideration of Ten Dollars and other valuable consideration (\$10.00) in hand paid, conveys and warrants to THE GRANTEE(S)

Jon-Christian H. Minton and Sylvia J. Ness, a married couple, as joint tenants with the right of survivorship

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.)

Lots 3 & 4 HAWK MEADOWS SP-25-08 AF#2025001624

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12,13,14,15,16,17,18,19,20 AND 21 OF THE PRELIMINARY TITLE REPORT DATED October 23, 2025 FILE NUMBER S-25-401. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 04-07-15-0-0-0101-00 & 04-07-15-0-0-0133-00

Dated:

Robert J. Nuckoles

Skamania County

Real Estate Excise Tax

38017

NOV **0.6** 2025

Maria South Treasure profit

STATE OF OREGON This record was acknowledged before me on this day of Nuckoles.

My commission expires: 9-20-207

OFFICIAL STAMP
HEATHER LYNN HARRELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 1021112 MY COMMISSION EXPIRES SEPTEMBER 20, 2027

LPB 10-05(i) rev. 10.2022 Page 2 of 3

EXHIBIT ALEGAL DESCRIPTION

Property Address: Lots 3 & 4 Hawk Meadows Short Plat, Carson, WA 98648 Tax Parcel Number(s): 04-07-15-0-0-0101-00 & 04-07-15-0-0-0133-00

Property Description:

PARCEL I: 04-07-15-0-0-0133-00

A tract of land located in the East Half of Section 15, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the HAWK MEADOWS Short Plat SP-25-08, recorded as Auditor's File No. 2025001624, Skamania County Records.

PARCEL II: 04-07-15-0-0-0101-00

A tract of land located in the East Half of Section 15, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the HAWK MEADOWS Short Plat SP-25-08, recorded as Auditor's File No. 2025001624, Skamania County Records.

Skamania County Assessor

Date 11/6/25 Parcel# 4-7-15-133