



When recorded, return to:

Orion Yew Kraus, as Trustee
441 Marble Road
Washougal, WA 98671

Skamania County
Real Estate Excise Tax
38027
NOV 13 2025

PAID Exempt
KY Skamania County Treasurer
Realty

STATUTORY WARRANTY DEED

ORION YEW KRAUS, a married man, the GRANTOR,

HEREBY conveys and warrants to

ORION YEW KRAUS, as Trustee of THE KRAUS LIVING TRUST, U/A dated October 23, 2025, the GRANTEE,

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: NE Section 19, Township 1N, Range 5E

MORE commonly known as: 441 Marble Road, Washougal, WA.

Tax Parcel Number(s): 01 05 10 0 0 0500 00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this November 13th, 2025.



ORION YEW KRAUS

EXHIBIT A

A tract of land in the Northwest quarter of the Northeast quarter of Section 19, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point 1671.78 feet West from the Northeast corner of said Section 19, said point being located on the Westerly bank of an unnamed stream; thence following the Westerly bank of said stream South 27 feet to a point marked by an iron pipe; thence South 01°44' East 50.66 feet; thence South 43°24' West 41.39 feet; thence South 21°20' West 124.85 feet; thence South 39°25'30" East 102.21 feet; thence South 13°45'30" East 199.68 feet; thence South 28°17' West 126.26 feet; thence South 16°13' East 215 feet, more or less, to intersection of the Westerly bank of said stream with the Northerly right of way line of State Road 14, said point being the initial point of the tract hereby described and the Southeast corner of a tract of land conveyed to Bernard Newby and Dorothy Newby, husband and wife, by deed date May 12, 1966, and recorded at page 1 of Book 56 of Deeds, Records of Skamania County, Washington; thence along the Northerly right of way line of said State Road 14 South 68°57' West 304 feet; thence North 01°17' West 594.03 feet; thence East 253.95 feet to the Easterly line of said tract conveyed to Bernard Newby et ux, by deed dated May 12, 1966; thence Southerly following the Easterly line of said tract to the initial point.

ALSO a tract of land located in the Northwest quarter of the Northeast quarter of Section 19, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point 1671.78 feet West from the Northeast corner of the said Section 19, said point being located on the Westerly bank of an unnamed stream; thence following the Westerly bank of said stream South 27 feet to a point marked by an iron pipe; thence South 01°44' East 50.66 feet; thence South 43°24' West 41.39 feet; thence South 21°20' West 124.85 feet; thence South 39°25'30" East 102.21 feet; thence South 13°45'30" East 32 feet, more or less, to the Northeast corner of a tract of land conveyed to the grantees by deed dated September 28, 1973, and recorded at page 812 of Book 65 of Deeds, Records of Skamania County, Washington; thence West 253.95 feet to the Northwest corner of said tract conveyed by deed dated September 28, 1973; thence North 01°17' West 333.75 feet to the North line of the said Section 19; thence along said North line West 235 feet to the Point of Beginning; said tract consisting of 1.64 acres, more or less.

ALSO that portion conveyed to Dolores Mae Filer, Trustee of the Dolores Mae Filer Trust dated April 19, 2006 under Auditor's File No. 2010177031 records of Skamania County, Washington.

EXCEPT that portion conveyed to Errol Station Partners, LLC under Auditor's File No. 2010177032 records of Skamania County, Washington.

and more commonly known as 441 Marble Road, Washougal, WA 98671.

14 61

TAX PARCEL NUMBER: 01 05 10 0 0 0500 00

Skamania County Assessor *AM*

Date *11/13/25* Parcel# *01051900050000*

NOTARY ACKNOWLEDGMENT

STATE OF WA)
COUNTY OF Clark) ss.

I certify that I know or have satisfactory evidence that ORION YEW KRAUS is the individual who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 13th November, 2025

Notary
Signature

Title Notary Public

Place notary stamp above

My appointment expires: 06-21-26

