

AFTER RECORDING MAIL TO:
Avraam Davidyan and Lydia Davidyan
32 Laurel Ln
Washougal, WA 98671

Skamania County, WA
Total: \$305.50
DEED
Pgs=3
11/13/2025 03:34 PM
Request of: CLARK COUNTY TITLE



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 25-208917

Statutory Warranty Deed

Abbreviated Legal: LOT 48 OF WASHOUGAL RIVERSIDE TRACTS A/80
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 02053230140000 *DM*

THE GRANTOR **Pamala J. Austin, Successor Trustee of the Glen L. Shoemaker Living Trust, under the Trust Agreement dated July 9, 2003**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Avraam Davidyan and Lydia Davidyan, a married couple**, the following described real estate, situated in the County of Skamania, State of Washington:

**Paskar*
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.

Dated this 30 day of October, 2025

The Glen L. Shoemaker Living Trust

By: *Pamela J. Austin*
Pamala J. Austin, Successor Trustee

Skamania County
Real Estate Excise Tax
38028
NOV 13 2025

PAID \$6957.50
mem washougal
Skamania County Treasurer

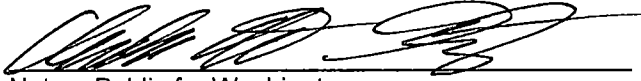
☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }

SS.

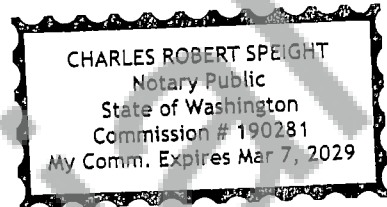
County of Clark }

This record was acknowledged before me on this 30th day of October, 2025 by Pamala J. Austin, Successor Trustee of the Glen L. Shoemaker Living Trust.



Notary Public for Washington

My commission expires: ~~January 2, 2026~~ 3/7/2029



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

LOT 48 OF WASHOUGAL RIVERSIDE TRACTS, ACCORDING TO THE PLAT THEREOF,
RECORDED IN BOOK "A" OF PLATS, PAGE 80, RECORDS OF SKAMANIA COUNTY,
WASHINGTON..

Skamania County Assessor

Date 11/13/25 Parcel# 02053230140000