

Request of: COLUMBIA GORGE TITLE



When recorded return to:

Robert Buck, Jr. and Laura Buck, husband and wife
15401 Washougal River Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-176719

Skamania County
Real Estate Excise Tax

38038

NOV 20 2025

PAID

\$ 8025.80

Manassas County Treasurer

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy M. Eaton, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Robert Buck, Jr. and Laura Buck, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

That part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 2 North,
Range 5 East of the

Willamette Meridian.

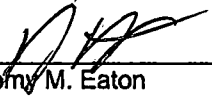
Tax Parcel Number(s): 02-05-23-2-0-0100-00

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

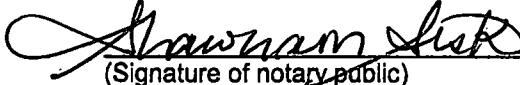
STATUTORY WARRANTY DEED
(continued)

Dated: 11-17-25



Jeremy M. Eaton

State of ~~Washington~~ ^{SMS} Arizona
County of ~~Clark~~ ^{SMS} Navajo
This record was acknowledged before me on November 17, 2025 by Jeremy M. Eaton.



(Signature of notary public)
Notary Public in and for the State of Arizona
My commission expires: 10-14-2028

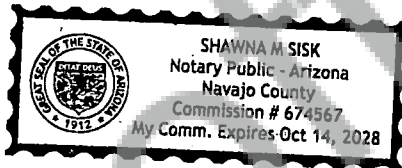


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02-05-23-2-0-0100-00

That part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at the Section corner common to Sections 14, 15, 22 and 23, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence North 89° 39' 13" West along the Section line

between said Sections 15 and 22, a distance of 164.32 feet; thence North 5° 57' 13" West, a distance of 159.95 feet; thence South 71° 39' 43" East, a distance of 172.44 feet; thence South 41° 16' 13" East, a distance of 19.36 feet to a point on the Section line between Sections 14 and 15; thence South 02° 47' 49" East, a distance of 91.36 feet to a Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to Skamania County by deed recorded November 19, 1974, in Book 67, page 911, Auditor's File No. 78461, Skamania County Deed Records.

Skamania County Assessor

Date 11/20/25 Parcel # 2-5-23-2-100

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Washougal River.
3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Washougal River.
5. Any right, interest or claim which may exist or arise by reason of the fact that a road, walk, trail, path or other means of access extends over a portion of the subject land and is used by the public for access to and from Washougal River.
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
7. Conditions & Restrictions, including the terms and provisions thereof, in Deed:
Recorded : September 6, 1944
Book : 30
Page : 183
8. Easement, including the terms and provisions thereof as reserved in :
For : Right of Access
Recorded : November 17, 1944
Book : 30
Page : 236