



AFTER RECORDING MAIL TO:

Scott B. Woodison and Jan G. Woodison, Co-Trustees
Woodison Family Trust, u/a/d November 18, 2025
21825 SW Columbia Dr.
Tualatin, OR 97062

Skamania County
Real Estate Excise Tax
38057
DEC 02 2025

PAID exempt
Skamania County Treasurer

The Space Above Is Reserved for Recorder's Use

BARGAIN AND SALE DEED

THE GRANTORS: Scott Bartlett Woodison and Jan G. Woodison

for and in consideration of \$0.00 in hand paid, and other valuable consideration, including for estate planning purposes,

bargains, sells, and conveys to **Scott B. Woodison and Jan G. Woodison, Co-Trustees of the Woodison Family Trust dated November 18, 2025, GRANTEES,**

all right, title, and interest they possess in the following described real estate, situated in the County of Skamania, State of Washington:

Lot 34 Swift Creek Estate, according to the recorded plat thereof, recorded in Book B of plats, page 72 in the County of Skamania, State of Washington.

Subject to the exceptions, rights covenants, restrictions, reservations, easements and encumbrances of attached Exhibit "A".

Skamania County Assessor

Tax Parcel Number: 07063522013400

Date 12-1-25 Parcel# 07063522013400

DATED 11-18-2025

Scott Bartlett Woodison
Scott Bartlett Woodison

Jan G. Woodison
Jan G. Woodison

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me on this 18th day of November 2025 by Scott Bartlett Woodison and Jan G. Woodison.



Nicole Hutchison Sakys
Notary Public for Oregon

EXHIBIT "A"

The warranty deed is subject to the following exceptions:

1. Improvements, if any, located on the real property herein described, and any security interests related thereto including but not limited to Uniform Commercial Code Filings, Mortgages and Deeds of Trust and any Bills of Sale, or Quit Claim Deeds relating to the improvements.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of the unnamed creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Rights, if any, of the property owners, abutting the unnamed creek in and to the water of the unnamed creek and in and to the bed thereof; also boating and fishing rights of property owners abutting the unnamed creek or the stream of water leading thereto or therefrom.
4. Any adverse claims based upon the assertion that the unnamed creek has moved.
5. Easement for Public Road including the terms and provisions thereof recorded February 3, 1934 in Book "X", Page 445, Skamania County Deed Records.
6. Easement for utilities including the terms and provisions thereof December 14, 1959 in Book 46, Page 462, Skamania County Deed Records.
7. Reservations and easements and terms and conditions therein contained, and the reservation of mineral rights to the Burlington Northern Railroad including the terms and conditions thereof recorded September 17, 1985 in Book 85, Page 66, Skamania County Deed Records. Mineral rights were assigned by mesnes assignment the last of which was to the United State of America recorded in Book 125, Page 335, Skamania County Deed Records.
8. Easement for roads including the terms and provisions thereof recorded February 26, 1973 in Book 64, Page 972, Skamania County Records.
9. Easement for telephone and telephone lines and provisions thereof according in Book R. page 138, Skamania Deed Records.
10. Conditions, covenants and restrictions of Swift Creek Estates recorded February 2, 1993 in Book 133, Page 215 to 230 Skamania County Deed Records.