

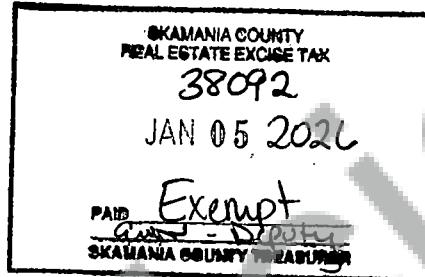


After recording return to:

Myatt & Bell, P.C.
1412 NE 134th St. #130
Vancouver, WA 98685

**Until a change is requested,
send tax statements to:**

JOSHUA SCOTT BARSTOW and
SARA CHRISTINE BARSTOW, Trustees
151 Moore Rd
Stevenson, WA 98648



Warranty Deed

SARA CHRISTINE BARSTOW and JOSHUA SCOTT BARSTOW, husband and wife, as joint tenants with right of survivorship, "Grantors," hereby convey and warrant to JOSHUA SCOTT BARSTOW and SARA CHRISTINE BARSTOW, Trustees, or their successors in trust, under the BARSTOW LIVING TRUST, dated November 13, 2025, and any amendments thereto, "Grantee," the following real property situated in Skamania County, State of Washington, free of encumbrances except for matters of public record:

See Exhibit A attached hereto and by this reference incorporated herein.

Abbreviated Legal: LOT 1 MOORE PLAT

Commonly known as: 241 Moore Road, Stevenson, WA 98648

Tax ID: 03753620020000 *JM*

SUBJECT TO covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Grantors hereby agree that all interest in the above-described real property shall be characterized as Community Property.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning to effect a mere change in identity or form and consist of value wholly other than cash. The Trust is for the Grantors' benefit.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above-described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above-described property.

WITNESS the hand of said Grantors on this 13th day of November, 2025.

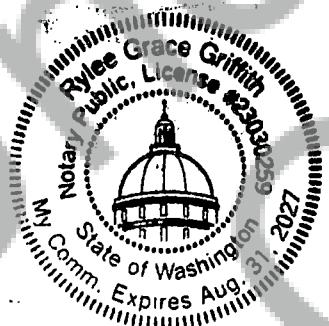
GRANTORS:


SARA CHRISTINE BARSTOW


JOSHUA SCOTT BARSTOW

STATE OF WASHINGTON)
)
COUNTY OF CLARK)
)
ss.

The forgoing instrument was acknowledged before me on this 13th day of November, 2025, by SARA CHRISTINE BARSTOW and JOSHUA SCOTT BARSTOW.




Rylee Grace Griffith
Notary Public for Washington
My commission expires: 08-31-2027

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 03753620020000

THE WEST 250 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE ALONG THE NORTH LINE OF THE SAID GOVERNMENT LOT 1 WEST 34 RODS;

THENCE SOUTH TO INTERSECTION WITH THE CENTER OF NELSON CREEK;

THENCE SOUTHEASTERLY ALONG THE CENTER OF NELSON CREEK TO INTERSECTION WITH THE CENTER LINE RUNNING NORTH AND SOUTH THROUGH THE SAID SECTION 36;

THENCE NORTH ALONG THE SAID CENTER LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO CALVIN ROY MOORE AND JOSEPHINE MOORE BY DEED DATED SEPTEMBER 20, 1967, AND RECORDED FEBRUARY 26, 1968, AT PAGE 410 OF BOOK 58 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO RUSSELL A. WOODWARD AND MARY E. WOODWARD BY DEED DATED SEPTEMBER 20, 1967, AND RE-RECORDED OCTOBER 25, 1967 AT PAGE 144 OF BOOK 58 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

REMOVING LIFE ESTATE FOR LEO J MOORE.

Skamania County Assessor *AM*

Date 4/5/2012 Parcel# 03753620020000