

Skamania County, WA
Total: \$304.50
DEED
Pgs=2

2026-000017

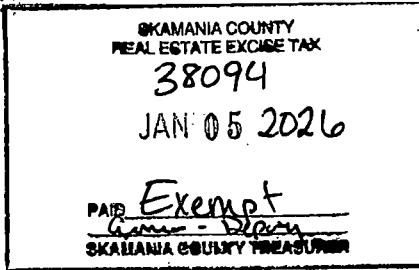
01/05/2026 03:18 PM

Request of: CAROLYN A SIMMS



WHEN RECORDED RETURN TO:

Carolyn A. Simms, Attorney
P.O. Box 169
Washougal, WA 98671



STATUTORY WARRANTY DEED

GRANTORS: JOHN CANNON and SUZANNE CANNON
GRANTEES: JS CANNON PROPERTIES, LLC
ABBREVIATED LEGAL(S): PTN LOT 7 WASHOUGAL RIVER TRACTS
TAX PARCEL NUMBER(S): 02053230350000 *jm*

The Grantors, JOHN CANNON and SUZANNE CANNON, husband and wife, for and in consideration of a transfer to a revocable trust according to WAC 458-61A-211(2)(a) convey to JS CANNON PROPERTIES, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skamania, State of Washington:

Legal Description is attached hereto and made a part hereof as Exhibit "A".

DATED this 25 day of November, 2025.

John Cannon

JOHN CANNON

Suzanne Cannon

SUZANNE CANNON

STATE OF WASHINGTON)
COUNTY OF Clark)ss.

On this day personally appeared before me JOHN CANNON and SUZANNE CANNON to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated this 25 day of November, 2025.

NOTARY PUBLIC
STATE OF WASHINGTON
CAROLYN A SIMMS
MY COMMISSION EXPIRES
SEPTEMBER 01, 2029
COMMISSION # 62015

Carolyn A Simms

Notary Public for Washington
Residing at: Clark County
My Commission expires: 9-1-2029

EXHIBIT "A"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 32, AND RUNNING THENCE SOUTH 89°20'00" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 627.40 FEET; THENCE NORTH 19°55'00" EAST A DISTANCE OF 100.00 FEET TO AN IRON PIPE, THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 19°55'00" EAST 204.80 FEET ALONG THE WESTERLY BANK OF THE WASHOUGAL RIVER; THENCE SOUTH 89°49'00" WEST 201.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A 40 FOOT WIDE PUBLIC ROAD; THENCE CONTINUING SOUTH 04°02'00" WEST 20.00 FEET ALONG SAID RIGHT OF WAY LINE TO AN ANGLE POINT IN THE 40 FOOT PUBLIC ROAD; THENCE SOUTH 25°45'05" EAST 190.21 FEET; THENCE SOUTH 89°20'00" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY BANK OF THE WASHOUGAL RIVER AND THE TRUE POINT OF BEGINNING.

BEING A PORTION OF LOT 7, WASHOUGAL RIVERSIDE TRACTS RECORDED IN BOOK A OF PLATS, PAGE 80 RECORDS OF SKAMANIA COUNTY WASHINGTON

Situated in the County of **Skamania**, State of **Washington**.

Skamania County Assessor *DN*

Date *4/5/26* Parcel# *02053230350000*