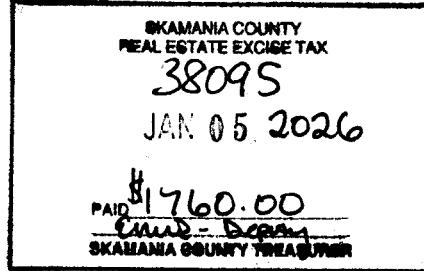


00023123202600000210040041

When recorded return to:

Crystal River Properties, LLC
PO Box 137
Stevenson, WA 98648



STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-162

THE GRANTOR(S)

Taran M. E. Haight, as Administrator of the Estate of Douglas McKay Haight, deceased, pursuant to Clark County Superior Court Case No. 25-4-01548-06

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)
in hand paid, conveys and warrants to

THE GRANTEE(S)

Crystal River Properties, LLC, a Washington Limited Liability Company
the following described real estate, situated in the County of Skamania, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF LOCATED ON PAGE 3 AND 4

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

Ptn. Sec 23, T2N, R6E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 10,11,13,14,15 OF THE PRELIMINARY TITLE REPORT DATED
December 17, 2025 FILE NUMBER S-25-162. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-06-23-2-0-0119-00
Dated: 1-3-26

the Estate of Douglas McKay Haight, deceased

By: Taran M. E. Haight
Taran M. E. Haight, Administrator

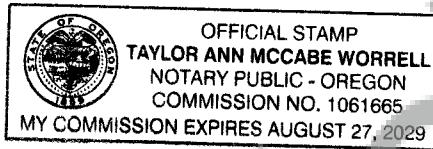
STATE OF Oregon
COUNTY OF Cookamas

This record was acknowledged before me on this 3 day of January, 2026, by
Taran M. E. Haight, Administrator of the Estate of Douglas McKay Haight.

Taran M. E. Haight
Signature

Notary Public
Title

My commission expires: 8/27/2029



Unofficial
Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: Kueffler Rd, Stevenson, WA 98648
Tax Parcel Number(s): 02-06-23-2-0-0119-00

Property Description:

A portion of the West Half of the Northwest Quarter of Section 23, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a 1/2" iron rod marking the West Quarter corner of said Section 23, as shown on the Plat of "COLUMBIA RIVER ESTATES" as recorded in Book 'J', Page 364, miscellaneous records of Skamania County;

Thence North $00^{\circ} 35' 28''$ East, along the West line of the Northwest Quarter of Section 23, for a distance of 1595.43 feet;

Thence South $89^{\circ} 24' 32''$ East, at right angles to said West line, for a distance of 659.33 feet to the Northwest corner of Parcel 10 (J-364) and the centerline of road "A" as shown on said Plat (J-364);

Thence Southerly following said centerline along the Westerly line of said Parcel 10, South $33^{\circ} 09' 33''$ East, for a distance of 13.04 feet;

Thence along the arc of a 180.60-foot radius curve to the left, through a central angle of $18^{\circ} 51' 47''$, for an arc distance of 59.46 feet;

Thence South $52^{\circ} 01' 20''$ East, for a distance of 78.23 feet;

Thence along the arc of a 202.11 radius curve to the right, through a central angle of $14^{\circ} 06' 10''$, for an arc distance of 49.75 feet;

Thence South $37^{\circ} 55' 10''$ East, for a distance of 315.99 feet;

Thence along the arc of a 50.37-foot radius curve to the right, through a central angle of $24^{\circ} 57' 24''$, for an arc distance of 21.94 feet to the Northwest corner of the "Hardy Parcel" as recorded in Deed Book 228, Page 33 Skamania County Auditor's Records;

Thence continuing along said 50.37-foot radius curve to the right, through a central angle of $101^{\circ} 36' 57''$, for an arc distance of 89.33 feet to a point of reverse curvature;

Thence along the arc of a 112.85-foot radius curve to the left, through a central angle of $121^{\circ} 08' 04''$, for an arc distance of 238.59 feet;

Thence South $32^{\circ} 28' 53''$ East, for a distance of 146.78 feet to the Southwest corner of said "Hardy Parcel";

Thence leaving said centerline South $88^{\circ} 54' 41''$ East, along the South line of said "Hardy Parcel", for a distance of 96.87 feet;

Thence leaving said South line, South $35^{\circ} 38' 15''$ East, for a distance of 153.74 feet to the True Point of Beginning;

Thence North $35^{\circ} 38' 15''$ West, for a distance of 153.74 feet;

Thence North $88^{\circ} 54' 41''$ West, for a distance of 96.87 feet to the Southwest corner of said "Hardy Parcel" and said centerline of Road "A";

Thence Southerly along said centerline South $32^{\circ} 28' 53''$ East, for a distance of 45.64 feet;

Thence along the arc of a 401.45-foot radius curve to the right, through a central angle of $25^{\circ} 16' 19''$, for an arc distance of 177.07 feet;

Thence South $07^{\circ} 12' 34''$ East, for a distance of 41.51 feet;

Thence along the arc of a 206.28-foot radius curve to the left, through a central angle of $32^{\circ} 26' 11''$, for an arc distance of 116.78 feet;

Thence South $39^{\circ} 38' 45''$ East, for a distance of 121.56 feet;

Thence along the arc of a 218.57-foot radius curve to the right, through a central angle of $40^{\circ} 12' 26''$, for an arc distance of 153.38 feet;

Thence South $00^{\circ} 33' 41''$ West, for a distance of 62.98 feet;

Thence along the arc of a 50.00-foot radius curve to the left, through a central angle of $22^{\circ} 26' 08''$, for an arc distance of 19.58 feet to the intersection of roads "A", "B" and "C" as shown on said Plat (J-364);

Thence South $21^{\circ} 35' 52''$ East, for a distance of 194 feet, more or less, to the Southeast corner of said West Half of the Northwest Quarter of Section 23;

Thence North along the East line of said West Half, for a distance of 718 feet, more or less, to a point which bears South $88^{\circ} 54' 41''$ East from the True Point of Beginning;

Thence North $88^{\circ} 54' 41''$ West, for a distance of 160 feet, more or less, to the True Point of Beginning.

Skamania County Assessor *DM*

Date 1/5/20 Parcel# 030623 20011900