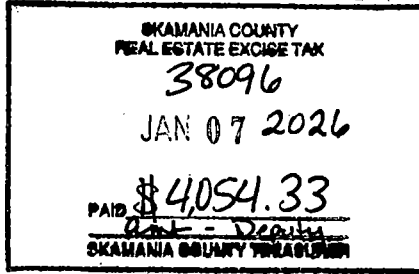




When recorded return to:

Richard L. Sanders, Heather M. Sanders,  
Eamon F. Stack, and Audrey M. Stack  
845 Northwest Angel Heights Road  
Stevenson, WA 98648



### STATUTORY WARRANTY DEED

Filed for record request of:  
Columbia Gorge Title  
Reference: S-25-369

**THE GRANTOR(S)**

William T. Wilkins, Trustee or his successor Trustee(s), of the Wilkins Residuary Marital Trust, created June 3, 2021,

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
**THE GRANTEE(S)**

Richard L. Sanders and Heather M. Sanders, husband and wife, and Eamon F. Stack and Audrey M. Stack, husband and wife

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.

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

Ptn. Sec 36, T3N, R7.5E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 8, 9 & 10 OF THE PRELIMINARY TITLE REPORT DATED NOVEMBER 20, 2025, FILE NUMBER S-25-369, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-75-36-2-0-1380-00 *gm*

Dated: 12-22-25

The Wilkins Residuary Marital Trust dated June 3, 2021

By: *William T. Wilkins, Trustee*  
William T. Wilkins, Trustee

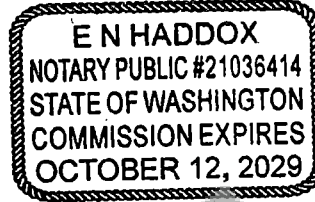
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on this 22nd day of December, 2021, by  
William T. Wilkins, Trustee of The Wilkins Residuary Marital Trust dated June 3, 2021.

E N Haddox  
Signature

12/22/21  
Title

My commission expires: 10/12/29



Unofficial Copy

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: Montell Terrace & El Paso Lane, Stevenson, WA 98648  
Tax Parcel Number(s): 03-75-36-2-0-1380-00

Property Description:

A tract of land located in Government Lot 5 in Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

All that portion of Government Lots 5 and 8 of said Section 36, lying northerly of Strawberry Road;

EXCEPTING the following described tract:

Beginning at a point 33 feet East of the Northwest corner of the said Government Lot 5; thence South 1,571.5 feet; thence South 31° 37' East a distance of 181 feet to the northerly line of Strawberry Road; thence along the northerly line of said road North 55° 34' East a distance of 210.1 feet; thence North 1,602 feet to the north line of said Government Lot 5; thence West 264.5 feet to the point of beginning;

ALSO EXCEPTING the following described tract used as a county road:

Beginning at a point 126.6 feet north of the Southwest corner of the said Government Lot 8; thence East 100.4 feet; thence North 24° 35' East a distance of 99.00 feet to a point; thence North 20° 25' West a distance of 77 feet to a point; thence North 54° 06' West to a point 33 feet East of the West line of said Government Lot 8; thence North to the north line of the Government Lot 5; thence West 33 feet to the northwest corner of said Government Lot 5; thence South to the point of beginning;

ALSO EXCEPTING that portion thereof platted as HILLTOP MANOR according to the amended plat thereof on file and of record at Page 110 of Book 'A' of Plats, Records of Skamania County, Washington.

ALSO EXCEPTING that portion thereof lying within and southerly of County Road No. 2385 designated as El Paso Lane as described in Deed dated May 14, 1970, and recorded at Page 759 of Book 61 of Deeds, Records of Skamania County, Washington; said excepted parcel lying westerly of the public road designated as Montell Terrace Extension and Montell Terrace and including a strip of land lying westerly of the west boundary of HILLTOP MANOR aforesaid and extending south to Strawberry Road.

ALSO EXCEPTING all that portion of the Government Lot 5 of said Section 36, lying southerly of the public road designated as Montell Terrace Extension and northerly of that portion of said Government Lot 5 platted as HILLTOP MANOR according to the amended plat thereof on file and of record at page 110 of Book 'A' of Plats in Records of Skamania County, Washington.

Skamania County Assessor *OW*  
Date 1/7/26 Parcel# 03753620138000