



Return Address: Rochelle L. Haller
Fox Rothschild LLP
1001 Fourth Avenue, #4400
Seattle, WA 98154-1192

Skamania County
Real Estate Excise Tax

38104
JAN 12 2026

PAID *Exempt*
Skamania County Treasurer
Monahan on behalf of

Document Title(s): Bargain and Sale Deed	
Reference Number(s) of Documents assigned or released: N/A	
Grantor(s): Robert M. Talent, a married man as his separate property	
<input type="checkbox"/> Additional names on page	_____ of document.
Grantee(s): Tavine Blair, a married person as her separate property	
<input type="checkbox"/> Additional names on page	_____ of document.
Legal Description: A tract of land located in Section 31, Township 3 North, Range 8 east of the Willamette Meridian	
<input checked="" type="checkbox"/> Additional legal is on page	1 _____ of document.
Assessor's Property Tax Parcel/Account Number: 03083100080000 <i>AM</i>	

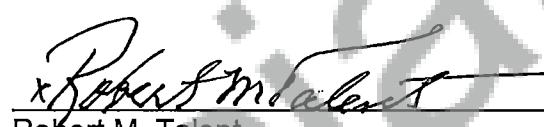
BARGAIN AND SALE DEED

ROBERT M. TALENT, a married man as his separate property, Grantor, for and in consideration of a gift, conveys and warrants to **TAVINE BLAIR**, a married person as her separate property, Grantee, all of Grantor's interest in the following described real property located in Skamania County, Washington:

A tract of land located in Section 31, Township 3 North, Range 8 east of the Willamette Meridian; fully described on Exhibit A attached hereto.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that, against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED this 17 day of December, 2025.



Robert M. Talent

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.
)

I certify that I know or have satisfactory evidence that **Robert M. Talent** is the individual who appeared before me and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Dec 17, 2025.



Notary Signature

Jeffrey S. Lukowicz

Print/Type Name

Notary Public in and for the State of Washington, residing at 431 W. Dogwood St., WY 88671, My appointment expires 7/20/2027

Exhibit A

A TRACT OF LAND LOCATED IN SECTION 31, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,800 FEET SOUTH OF THE QUARTER CORNER COMMON TO SECTIONS 30 AND 31, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH $55^{\circ}30'$ EAST 1,007 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO C.M. YOUNMANS BY DEED RECORDED AT PAGE 11 OF BOOK R OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE EAST 350 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 180 FEET; THENCE EAST TO THE CENTER OF THE CHANNEL OF SMITH CREEK; THENCE FOLLOWING THE CENTER OF THE CHANNEL OF SMITH CREEK IN A SOUTHEASTERLY DIRECTION WITH THE NORtherly LINE OF THE RIGHT-OF-WAY ACQUIRED BY THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY, IN BOOK 1 OF DEEDS AT PAGE 425, RECORDED JANUARY 27, 1906, AND IN BOOK K OF DEEDS AT PAGE 14, RECORDED JUNE 9, 1906; THENCE FOLLOWING THE NORtherly LINE OF SAID RAILWAY RIGHT-OF-WAY SOUTH $69^{\circ}40'$ WEST TO A POINT DUE SOUTH FROM THE INITIAL POINT; THENCE NORTH TO THE INITIAL POINT. TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE ACCESS ROAD 20 FEET IN WIDTH AS NOT LOCATED AND CONSTRUCTED LEADING FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED REAL PROPERTY WESTERLY TO PRIMARY STATE HIGHWAY NO. 8.

Skamania County Assessor *JM*

Date 1/12/26 Parcel# 03083 000 80000