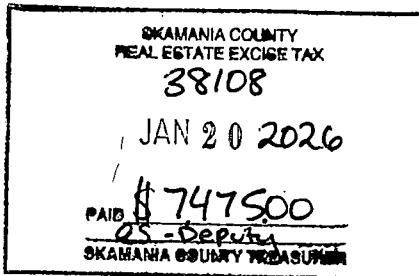




00023221202600000830030036

AFTER RECORDING MAIL TO:  
Dean Busschau and Megan Busschau  
2122 Mabee Mines Road  
Washougal, WA 98671



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC  
Escrow Number: 25-222536

### Statutory Warranty Deed

Abbreviated Legal: ~~TNA~~ Ptn. Sec 35, Tan. R 5E W.M.

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 02053500090100 ~~0100~~

THE GRANTOR Nicholas D. Wade and Ann Horinouchi, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dean Busschau and Megan Busschau, the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 14<sup>th</sup> day of JANUARY, 2026.

Nicholas D. Wade

Nicholas D. Wade

Ann Horinouchi

Ann Horinouchi

If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }  
County of Clark } SS.

This record was acknowledged before me on this 14<sup>th</sup> day of January, 2026 by Nicholas D. Wade and Ann Horinouchi.

Notary Public for Washington  
My commission expires: August 9, 2027 3/7/2029

NOTARY PUBLIC  
STATE OF WASHINGTON  
CHARLES ROBERT SPEIGHT  
MY COMMISSION EXPIRES  
MARCH 07, 2029  
COMMISSION # 190281

unofficial  
copy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED**

That portion of the Southwest Quarter of the Northeast Quarter of Section 35, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 35; thence in a Southerly direction along the West line of the Southwest Quarter of the Northeast Quarter of said Section 35, 541 feet, more or less to a point 20 feet North of the apparent center line of the Old Washington Northern Railway bed; thence South 74° East paralleling the Old Washington Northern Railway bed to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 35; thence in a Northerly direction 902 feet, more or less, along the East line of Southwest Quarter of the Northeast Quarter of said Section 35 to the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 35; thence in a Westerly direction along the North line of the Southwest Quarter of the Northeast Quarter of said Section 35, to the Point of Beginning.

EXCEPTING THEREFROM that tract of land conveyed in Boundary Line Adjustment Deed to Dean B. Busschau and Megan H. Busschau, husband and wife, by Auditor's File Number 2022001666, described as follows:

A 1.00-acre parcel of land located in portion of the Southwest Quarter of the Northeast Quarter of Section 35, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington described as follows:

Commencing at the Northwest corner of said Southwest Quarter;

Thence South 00° 43' 50" West, along the West line of said Southwest Quarter, for a distance of 175.16 feet to the True Point of Beginning;

Thence South 00° 43' 50" West, continuing along said West line, for a distance of 356.70 feet to the North line of the "Busschau" parcel as described and recorded under Skamania County Auditors File Number 2014001770;

Thence South 74° 29' 28" East, leaving said West line and along said North line, for a distance of 121.42 feet;

Thence North 00° 43' 50" East, leaving said North line and parallel with the West line of said Southwest Quarter, for a distance of 385.96 feet;

Thence North 88° 25' 54" West, parallel with the North line of said Southwest Quarter, for a distance of 117.41 feet to the True Point of Beginning.

Skamania County Assessor *DM*

Date 1/20/16 Parcel# 020535 00090100