



**Recordation Requested By/Return to:**  
EQUITY NATIONAL TITLE  
317 IRON HORSE WAY  
PROVIDENCE, RI 02908  
File No. WAP25-510056

Assessor's Parcel Number: 03091000190100

Skamania County

Real Estate Excise Tax

3811

JAN 22, 2026

PAID \$1895.00

Skamania County Treasurer

Abbreviated Legal Description:

FOR RECORDER'S USE ONLY

32664324

## WARRANTY DEED

THIS DEED, executed this 15<sup>th</sup> day of OCTOBER, 20 25, for consideration in the amount of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)**, receipt of which is hereby acknowledged, I (we) **BUSTER DUANE THOMAS, AS SUCCESSOR TRUSTEE OF THE THOMAS FAMILY TRUST DATED MAY 25, 2017**, hereby conveys and warrants to **JENNIFER ANN COOKE AND CORY JOHN WHITNEY, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, the following described land in SKAMANIA County, State of Washington, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 150 FEET OF THE WEST 280 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 9 EAST WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON. *Thom*

ALSO KNOWN AS LOT 1 OF SHORT PLATS, RECORDED IN BOOK "2" OF SHORT PLATS, PAGE 65, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

APN: 03091000190100

Property Address: 712 JESSUP ROAD, BINGEN, WA 98605

This instrument was prepared without the benefit of a title examination.

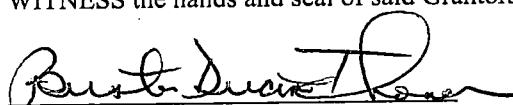
TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

Skamania County Assessor  
Date 1-22-26 (D) Parcel# 3-9-10-1901

**TO HAVE AND TO HOLD**, the tract or parcel of land above-described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 15<sup>th</sup> day of OCTOBER 2025



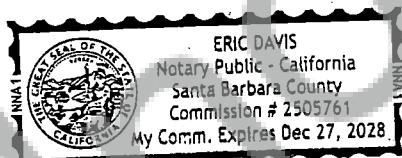
**BUSTER DUANE THOMAS, AS SUCCESSOR TRUSTEE OF THE THOMAS FAMILY TRUST  
DATED MAY 25, 2017**

STATE OF California )  
COUNTY OF San Luis Obispo )

SS A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I certify that I know or have satisfactory evidence that **BUSTER DUANE THOMAS, AS SUCCESSOR TRUSTEE OF THE THOMAS FAMILY TRUST DATED MAY 25, 2017**, is/are the individual(s) who appeared before me and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

(Seal)



Notary Public

  
Eric Davis - Notary Public

My Commission Expires: 12-27-2028

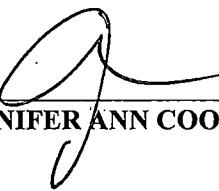
*Return to:*

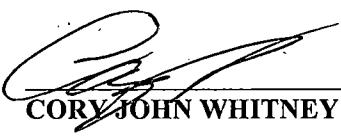
Visionet Systems Inc.  
111 Technology Dr  
Pittsburgh, PA 15275

**This Instrument Prepared By:**  
BRENT DILLE WA Bar No. 25137  
o/b/o BC LAW FIRM, P.A.  
2010 CATON WAY SW 101  
OLYMPIA, WA 98502

**Send Tax Notices to:**  
JENNIFER ANN COOKE AND CORY JOHN WHITNEY  
712 JESSUP ROAD  
BINGEN, WA 98605

THE GRANTEES BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON. ACCEPTED AND APPROVED.

  
JENNIFER ANN COOKE

  
CORY JOHN WHITNEY

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