

Skamania County, WA 2026-000095
Total:\$305.50 01/22/2026 01:31 PM
DEED
Pgs=3
Request of: CLARK COUNTY TITLE

0002323920260000960030039

When recorded return to:

Cory M. Duncan and Laura M. Duncan, a married couple
1202 NE Brown Road
Washougal, WA 98671

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

38112

JAN 22 2026

PAID \$ 3253.44
Maxine D. Auty
SKAMANIA COUNTY TREASURER

Filed for record at the request of:

Fidelity National Title

COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 612904285

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane K. Woodruff and Ruth M. Woodruff, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys and warrants to Cory M. Duncan and Laura M. Duncan, a married couple
the following described real estate, situated in the County of Skamania, State of Washington:

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

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

LOT 3 OF SHORT PLATS 2/121

Tax Parcel Number(s): 020527000090100 LM 1-22-26

Subject to:

1. Taxes and assessments as they become due

LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID
LAND.

UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY CITY OF WASHOUGAL.

THE TITLE TO THE MANUFACTURED HOME HAS BEEN ELIMINATED BY INSTRUMENT
RECORDED October 30, 2014 UNDER FILE NO. 2014001865.

RESERVATIONS AND RIGHT OF WAY AND THE TERMS AND CONDITIONS THEREOF,
RECORDED November 03, 1909 UNDER AUDITOR'S FILE NO. BOOK M PAGE 81.

STATUTORY WARRANTY DEED
(continued)

RESERVATIONS AND RIGHT OF WAY AND THE TERMS AND CONDITIONS THEREOF,
RECORDED UNDER AUDITOR'S FILE NO. BOOK 33 PAGE 505.

RESERVATIONS FOR MINERALS AND THE TERMS AND CONDITIONS THEREOF,
RECORDED
March 27, 1967 UNDER AUDITOR'S FILE NO. BOOK 57 PAGE 124.

RESERVATIONS FOR MINERALS AND THE TERMS AND CONDITIONS THEREOF,
RECORDED
November 23, 1976 UNDER AUDITOR'S FILE NO. BOOK 71 PAGE 961.

DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES,
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.

Dated: 01/16/2026

Duane K. Woodruff

Duane K. Woodruff

Ruth M. Woodruff

Ruth M. Woodruff

This document was signed and notarized online using two-way audio and video recording technology.

State of Washington

County of Snohomish

This record was acknowledged before me on 01/16/2026 by Duane K. Woodruff and Ruth M. Woodruff.

Taylor K. Samuel

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 10/23/2027

TAYLOR K. SAMUEL

NOTARY PUBLIC

STATE OF WASHINGTON

COMMISSION # 23035522

COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052700090100

LOT 3 OF SHORT PLATS, RECORDED IN BOOK "2" OF SHORT PLATS, PAGE 121, RECORDS OF SKAMANIA COUNTY, WASHINGTON

Skamania County Assessor

Date 1-22-26 Parcel# 02052700090100
km

*unofficial
copy*