

Skamania County, WA      **2026-000097**  
Total:\$305.50      01/22/2026 03:42 PM  
DEED  
Pgs=3

Request of: COLUMBIA GORGE TITLE

  
0002324220260000970030030

When recorded return to:

Matthew A. Kollman and Lindy D. Kollman  
242 Little Rock Creek Road  
Cook, WA 98605

## STATUTORY WARRANTY DEED

Filed for record request of:  
Columbia Gorge Title  
Reference: S-25-453

### THE GRANTOR(S)

Patricia W. Collins, Trustee of the Collins Family Trust U/A/D June 4, 2001 and all amendments thereafter  
for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)  
in hand paid, conveys and warrants to

### THE GRANTEE(S)

Matthew A. Kollman and Lindy D. Kollman, 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 LOCATED ON PAGE 3.

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

Plt. Sec 10, T3N, R9E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12,13,14 AND 2026 Property Taxes OF THE PRELIMINARY  
TITLE REPORT DATED January 12, 2026 FILE NUMBER S-25-453. A COPY OF WHICH WAS PROVIDED  
TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-09-10-0-0-1400-00 *(Signature)*

Dated: 1/22/26

The Collins Family Trust U/A/D dated June 4, 2001

By: Patricia W. Collins  
Patricia W. Collins, Trustee

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

38114

JAN 22 2026

PAID \$ 12,057.35  
Monashan Deputy  
SKAMANIA COUNTY TREASURER

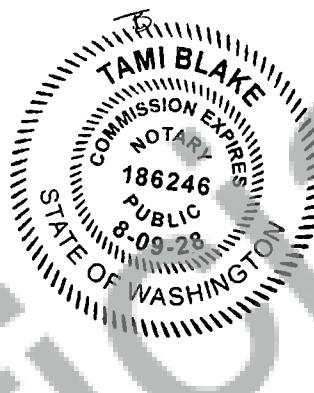
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on this 22 day of January, 2026 by  
Patricia W. Collins, Trustee of The Collins Family Trust U/A/D dated June 4, 2001.

Tami Blake  
Signature

Notary  
Title

My commission expires: 08-09-2028



unofficial  
copy

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

Property Address: 242 Little Rock Creek Road, Cook, WA 98605  
Tax Parcel Number(s): 03-09-10-0-0-1400-00

Property Description:

All of that portion of Lot 4, Block 10, MANZANOLA ORCHARD TRACTS, also described as the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 10, Township 3 North, Range 9 East, which lies Northeasterly of the right of way line of Little Rock Road (County Road No. 32240), in the County of Skamania, State of Washington.

TOGETHER THEREWITH that portion conveyed by Deed recorded in Book 166, Page 9 of Skamania County Records, more particularly described as follows:

A Parcel of land in Lot 1, Block 10, MANZANOLA ORCHARD TRACTS, also being described as the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 10, Township 3 North, Range 9 East of the Willamette Meridian, as shown on the map thereof, recorded in Book 'A' at Page 37 of Plats, in Skamania County, Washington and described as:

Commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter, thence North  $88^{\circ} 59' 52''$  East, 381.68 feet along the South line thereof in an intersection with the centerline of MANZANOLA ROAD and the point of beginning; thence North  $04^{\circ} 19' 22''$  East, 45.55 feet along said centerline to a point on an extension of the southerly bank of Rock Creek; thence along said extension and southerly bank the following courses of South  $72^{\circ} 20' 22''$  East, 22.49 feet; South  $61^{\circ} 33' 02''$  East, 26.94 feet; thence South  $35^{\circ} 59' 18''$  East, 22.12 feet; South  $43^{\circ} 01' 20''$  East, 9.13 feet to an intersection with the south line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter; thence South  $88^{\circ} 59' 52''$  West, 67.79 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of said Manzanola Road.

Skamania County Assessor

Date 1-22-26 Parcel# 3-9-10-1400

*(Signature)*