



00023242202600000970030030

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.)

Ptn. 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

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
Monasha 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° 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° 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° 20' 22" East, 22.49 feet; South 61° 33' 02" East, 26.94 feet; thence South 35° 59' 18" East, 22.12 feet; South 43° 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° 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

