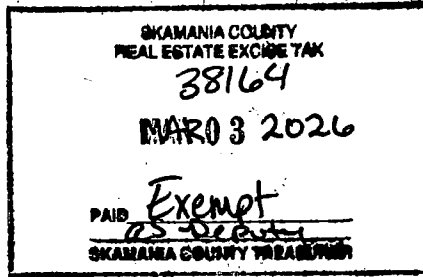


When recorded, return to:  
Patricia Ann Smith  
1122 Huckins-Buhman Rd.  
Washougal, WA 98671



## STATUTORY WARRANTY DEED

Patricia Ann Smith, the GRANTOR, HEREBY conveys and warrants to Patricia Ann Smith, as Trustee of THE SMITH FAMILY TRUST, dated December 10, 2025, the GRANTEE, FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: (Required if the full legal is not inserted):

**Lot 3 of School House Subdivision, according to the recorded plat thereof recorded in Auditor's File No. 2006161315 in the County of Skamania, State of Washington.  
See Attached Exhibit A**

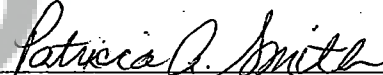
MORE commonly known as: 1122 Huckins-Buhman Rd., Washougal, WA 98671

Tax Parcel Number(s): 02053140020300 *aw*

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

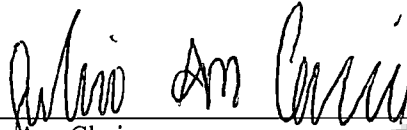
December 10, 2025

  
Patricia Ann Smith

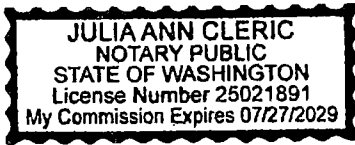
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

I certify that I know or have satisfactory evidence Patricia Ann Smith is the individual who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

December 10, 2025



\_\_\_\_\_  
Julia Ann Cleric  
State of Washington, Notary Public  
My commission expires: July 27, 2029



Unofficial Copy

EXHIBIT 'A'

Lot 3 of School House Subdivision, according to the recorded plat thereof recorded in Auditor's File No. 2006161315 in the County of Skamania, State of Washington.

Excepting therefrom the following described portion of said Lot 3:

Beginning at the corner common to Lots 3 and 6 of afore said School House Subdivision and Lots 5 and 6 of the afore said Skye Subdivision; thence North 89°29'52" East, along the most Southerly North line of Lot 3 of the afore said School House Subdivision, being the Southerly line of Lots 4, 5 and 6 of the afore said School House Subdivision a distance of 602.51 feet to the reentrant corner there of, also being the Southeast corner of Lot 4 of the afore said School House Subdivision; thence South 01°39'55" West, which is the Southerly extension of the East line of afore said Lots 4, a distance of 224.74 feet to the center of certain unnamed creek; thence along the center of said unnamed creek along the following courses, South 75°00'00" West a distance of 18.86 feet; South 65°00'00" West a distance of 25.00 feet; North 81°00'00" West a distance of 16.00 feet; South 55°00'00" West a distance of 20.00 feet; South 82°00'00" West a distance of 122.00 feet; South 86°00'00" West a distance of 112.00 feet; North 17°00'00" West a distance of 21.00 feet; North 62°00'00" West a distance of 40.00 feet; South 59°00'00" West a distance of 30.00 feet; South 09°00'00" West a distance of 21.00 feet; North 86°00'00" West a distance of 56.00 feet; South 75°00'00" West a distance of 21.00 feet; North 84°00'00" West a distance of 28.00 feet; South 85°00'00" West a distance of 40.00 feet; North 89°00'00" West a distance of 83.81 feet to the Southwest corner of the afore said Lot 3; thence North 01°39'55" East, along the most Westerly West line of said Lot 3, a distance of 266.64 feet to the True Point of Beginning.

Skamania County Assessor *AMW*

Date *3/3/20* Parcel# *0205340020300*