

103438

BOOK 105 PAGE 910

Declaration of Trust

WHEREAS, WE, William H. Reh fuss and Luella E. Reh fuss, of the City ***
of North Bonneville, County of Skamania, State of Washington,
are the owners as joint tenants of certain real property located at (and known as) Moffets Hot Springs Rd & West Roosevelt
in the City *** of North Bonneville, State of Washington,
which property is described more fully in the Deed conveying it from G.F. Rice et ux to W.H. Reh fuss et ux & W.H. & L.E. Reh fuss
to William H. Reh fuss & Luella E. Reh fuss, Trustees as "that certain piece or parcel of land with buildings thereon
standing, located in said North Bonneville, being Tax lot 02 07 21 12 1500 00
Beginning at a point 3446.76 feet West and 678.66 feet South of the
Northeast corner of Section 21, Township 2 North, Range 7 E.W.M.;
thence South 48°09' East 126.06 feet; thence North 41°51' East to
intersection with a street, said point being South 80°35' East from
the place of beginning; thence North 80°35' West to the point of
beginning; said track being designated as Lot 9 and part of Lots 7
and 8 of Block 21 of the unrecorded plat of the town of North Bonneville.
Less 0.02 of an acre, more or less, on the East side (tract 2732)
sold to the United States in Jan 1978.

FILED FOR RECORD
SKAMANIA CO. WASH
BY Lee Reh fuss

JUL 2 3 14 PM '87

AUDITOR
GARY K. OLSON

Registered Ex
Indexed, Cir Ex
Indirect Ex
Filed Ex
Noted Ex

11433
REAL ESTATE EXCISE TAX
JUL 2 1987

PAID Ex
Beverly J. Salen
SKAMANIA COUNTY TREASURER

Being the same premises earlier conveyed to the Settlers by an instrument dated 3 May 1950
recorded in Vol. 33, Page 92 of the Skamania County Land Records.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby acknowledge and declare that we
hold and will hold said real property and all our right, title and interest in and to said property and all furniture, fixtures and
personal property situated therein on the date of the death of the survivor of us, IN TRUST

1. For the use and benefit of
(Name) Donald E. Reh fuss - our son, of
(Address) 2371 Caminito Agrado San Diego California 92107
Number Street City State Zip

or, if such beneficiary be not surviving, for the use and benefit of
(Name) _____, of
(Address) _____
Number Street City State Zip

If because of the physical or mental incapacity of both of us certified in writing by a physician, the Successor Trustee
hereinafter named shall assume active administration of this trust during our lifetime, such Successor Trustee shall be fully
authorized to pay to us or disburse on our behalf such sums from income or principal as appear necessary or desirable for our
comfort or welfare. Upon the death of the survivor of us, unless the beneficiaries shall predecease us or unless we all shall die as
a result of a common accident or disaster, our Successor Trustee is hereby directed forthwith to transfer said property and all
right, title and interest in and to said property unto the beneficiary absolutely and thereby terminate this trust; provided,
however, that if the beneficiary hereunder shall not have attained the age of 21 years, the Successor Trustee shall hold the trust
assets in continuing trust until such beneficiary shall have attained the age of 21 years. During such period of continuing trust the
Successor Trustee, in his absolute discretion, may retain the specific trust property herein described if he believes it in the best
interest of the beneficiary so to do, or he may sell or otherwise dispose of such specific trust property, investing and reinvesting

the proceeds as he may deem appropriate. If the specific trust property shall be productive of income or if it be sold or otherwise disposed of, the Successor Trustee may apply or expend any or all of the income or principal directly for the maintenance, education and support of the beneficiary without the intervention of any guardian and without application to any court. Such payments of income or principal may be made to the parents of such beneficiary or to the person with whom the beneficiary is living without any liability upon the Successor Trustee to see to the application thereof. If such beneficiary survives us but dies before attaining the age of 21 years, at his or her death the Successor Trustee shall transfer, pay over and deliver the trust property to such beneficiary's personal representative, absolutely.

2. Any beneficiary hereunder shall be liable for his proportionate share of any taxes levied upon the total taxable estate of the survivor of us by reason of the death of such survivor.

3. All interests of a beneficiary hereunder shall be inalienable and free from anticipation, assignment, attachment, pledge or control by creditors or by a present or former spouse of such beneficiary in any proceedings at law or in equity.

4. We reserve unto ourselves the power and right during our lifetime (1) to place a mortgage or other lien upon the property, (2) to collect any rental or other income which may accrue from the trust property and to pay such income to ourselves as individuals. We shall be exclusively entitled to all income accruing from the trust property during our lifetime, and no beneficiary named herein shall have any claim upon any such income and/or profits distributed to us.

5. We reserve unto ourselves the power and right at any time during our lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of any beneficiary and without giving notice to any beneficiary. The sale or other disposition by us of the whole or any part of the property held hereunder shall constitute as to such whole or part a revocation of this trust.

6. The death during our lifetime, or in a common accident or disaster with us, of both of the beneficiaries designated hereunder shall revoke such designation, and in the former event, we reserve the right to designate a new beneficiary. Should we for any reason fail to designate such new beneficiary, this trust shall terminate upon the death of the survivor of us and the trust property shall revert to the estate of such survivor.

7. In the event of the physical or mental incapacity or death of one of us, the survivor shall continue as sole Trustee. In the event of the physical or mental incapacity or death of the survivor, or if we both shall die in a common accident, we hereby nominate and appoint as Successor Trustee hereunder whosoever shall at that time be beneficiary hereunder, unless such beneficiary shall not have attained the age of 21 years or is otherwise legally incapacitated, in which event we hereby nominate and appoint

(Name) _____, of
(Address) _____
Number Street City State Zip

to be Successor Trustee.

8. This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustees.

9. We as Trustees and our Successor Trustee shall serve without bond.

10. This Declaration of Trust shall be construed and enforced in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of June, 1987.

(First Settlor sign here) William H. Rehfuess L.S.
(Second Settlor sign here) Luella E. Rehfuess L.S.

I, the undersigned legal spouse of one of the above Settlers, hereby waive all community property, dower or curtesy rights which I may have in the hereinabove-described property and give my assent to the provisions of the trust and to the inclusion in it of the said property.

(Spouse sign here) _____ L.S.

Witness: (1) Erwin B. Pace Sr

Witness: (2) Evalyne A. Pace

STATE OF Washington

City

COUNTY OF Skamania

North Bonneville

_____ day of _____, 1987, personally appeared
William H. Rehfuess and Luella E. Rehfuess

known to me to be the individuals who executed the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

(Notary Seal)

Shirley J. Brenner
Notary Public

