

JUN 8 11 19 AM '95
O'Leary
AUDITOR
GARY M. OLSON

CO-TRUSTEES' DISTRIBUTION DEED

122510

BOOK 150 PAGE 425

I. GRANTORS: DONALD RAY MORGAN and ANN MORGAN HUGHES, as Successor Co-Trustees of the Ellen V. Morgan Family Trust, dated March 8, 1993.

II. GRANTEES: ANN MORGAN HUGHES Undivided One-Third Interest
a married woman,
as her separate property;

CAROL MORGAN SMITH Undivided One-Third Interest
a married woman,
as her separate property;

SUSAN MORGAN GIBSON Undivided One-Third Interest
a single woman.

III. RECITALS:

A. On March 3, 1993, ELLEN V. MORGAN, as Trustor, executed a Declaration of Trust known as The Ellen V. Morgan Family Trust, dated March 3, 1993.

B. Ellen V. Morgan, as Trustee of The Ellen V. Morgan Family Trust, owned real property situated in Pacific County, Washington and legally described on Exhibit "A" attached hereto and incorporated herein by reference.

C. Ellen V. Morgan died July 23, 1994.

D. Pursuant to a Trust Distribution Agreement effective as of January 18, 1995, Donald Ray Morgan and Ann Morgan Hughes were appointed Successor Co-Trustees of the Ellen V. Morgan Family Trust.

E. RCW 11.68.090 provides that a Trustee is authorized to make a non-pro rata distribution of trust assets. Pursuant to the Trust Distribution Agreement referenced above, the real property described on Exhibit "A" attached shall be distributed to Ann Morgan Hughes, Carol Morgan Smith and Susan Morgan Gibson as a portion of their share of the trust estate.

RECORDED
INDEXED, Dir
INDEXED
FILED
MAILED

17415

REAL ESTATE EXCISE TAX

JUN 8 1995

PAID *Exempt*

SKAMANIA COUNTY TREASURER

CO-TRUSTEES' DISTRIBUTION DEED - 1
11/10/1995

LAW OFFICES OF
Landerholm, Memorich,
Larson & Whitehead, P.S.
Broadway at Barragren, Suite 300
P.O. Box 1085
Vancouver, Washington 98660
(206) 669-2312

Gary M. Olson, Skamania County Auditor
Case 7-95-4-17-26-3-2200
17415

IV. NOW, THEREFORE, the above-named GRANTORS, by way of distribution from the Ellen V. Morgan Family Trust hereby convey and warrant to the above-named GRANTEEES, the Grantors' entire interest, being a 100% interest, in and to the real property located in Pacific County, Washington and legally described on Exhibit "A" attached hereto, together with any interest in such real estate that the Grantors may hereafter acquire.


The liability and obligations of the Successor Co-Trustees on behalf of the Ellen V. Family Trust, to Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to the decedent under any title insurance policy. The Ellen V. Morgan Family Trust shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to The Ellen V. Morgan Family Trust under any title insurance policy.

The warranties in this deed bind The Ellen V. Morgan Family Trust but do not bind Donald Ray Morgan and Ann Morgan Hughes, personally.

DATED this 5th day of May, 1995.



DONALD RAY MORGAN, Successor
Co-Trustee of The Ellen V. Morgan
Family Trust


ANN MORGAN HUGHES, Successor
Co-Trustee of The Ellen V. Morgan
Family Trust

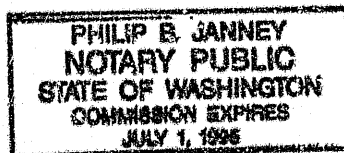
STATE OF WASHINGTON


County of Clark

ss.

I certify that I know or have satisfactory evidence that DONALD RAY MORGAN and ANN MORGAN HUGHES are the persons who appeared before me and acknowledged that they signed this instrument, on oath stated that they was authorized to execute the instrument as the Successor Co-Trustees of The Ellen V. Morgan Family Trust, to be the free and voluntary act of such parties of the uses and purposes mentioned in the instrument.

DATED: 5-5-95




NOTARY PUBLIC in and for the State
of Washington, residing at Clark County.
My appointment expires: 7-1-95

Co-TRUSTEES' DISTRIBUTION DEED - 2

plj/pj/asm/mcc/11/14/02

EXHIBIT "A"

Real property located in Skamania County, State of Washington, and legally described as follows:

The East Half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 26, Township 4 North, Range 7 East, W.M.

Subject to easements and rights-of-way for public roads.