

WHEREAS the assets now constituting said trust are, by the terms of said will, distributable in equal parts to Frank M. Warren, brother of decedent George A. Warren, and Anna Grace Munro and Frances Warren Holt, sisters of the decedent George A. Warren.

NOW, THEREFORE, in distribution of the assets of said trust, in accordance with the will of the decedent, Frank M. Warren as trustee under the will of George A. Warren, deceased, bargains, sells and conveys equally to Frank M. Warren, Anna Grace Munro, and Frances Warren Holt, the following described real estate situated in the County of Skamania, State of Washington:

An undivided one-fourth interest in and to the following described real property, situated in the County of Skamania, State of Washington, to-wit:

A portion of the B. B. Bishop Donation Land Claim Number 39 in Sections 20 and 21, Township 2 North, Range 7 East of the Willamette Meridian, bounded and described as follows:

Beginning at the point of intersection of the Southwesterly limit of said Donation Land Claim with the Southerly limit of that certain tract of land as described in that certain deed of conveyance from the Oregon Railroad and Navigation Company to Cascades Land & Investment Company dated June 22, 1909, and recorded in Book "L", at page 464, of the records of deeds of said County of Skamania; thence North 61° 10' East 1030 feet to a point; thence South 28° 50' East 50 feet to a point; thence North 61° 10' East 300 feet to a point; thence North 28° 50' West 50 feet to a point; thence North 61° 10' East 719 feet to a point; thence on a spiral curve to the right 172 feet to a point; thence on a curve to the right with a radius of 2965 feet, 1010 feet, more or less, to a point in the east line of said Donation Land Claim; thence South on said East line to the government meander line on the Northerly bank of the Columbia River; thence Southwesterly along said meander line to the Southwest corner of said Donation Land Claim; thence North 45° 00' West along the Southwesterly limit of said Donation Land Claim 1229 feet, more or less, to the point of beginning, and being all that portion of said Donation Land Claim that lies between the Southerly limit of said tract of land so conveyed to Cascades Land & Investment Company and the government meander line on the North bank of the Columbia River.

Except a certain strip of land, fifty feet in width, lying parallel with and adjacent to the Southerly right of way line of the Spokane, Portland, and Seattle Railway Company, more particularly described as follows:

Beginning at the point of intersection of the Southerly right-of-way line of the Spokane, Portland and Seattle Railway Company, and the Westerly boundary line of the Bolivar B. Bishop Donation Land Claim Number 39, in Sections Twenty (20) and Twenty-one (21) in Township Two (2) North, Range Seven (7) East, Willamette Meridian, which point is South 45° 00' East 398.23 feet from the angular corner of the Westerly Boundary line of the said Bolivar B. Bishop Donation Land Claim; thence North 61° 10' East on the said Southerly right of way line a distance of 972.02 feet to a point which is at right angles and distant 100 feet from the center line of the Spokane, Portland and Seattle Railway Company's main line track as the same was constructed and operated on February 28, 1934, at engineer's station 2012-23.4; thence South 28° 50' East a distance of 50 feet; thence South 61° 10' West a distance of 957.52 feet to a point of intersection with the Westerly boundary line of the said Bolivar B. Bishop Donation Land Claim; thence North 45° 00' West along said Westerly line of said Donation Land Claim a distance of 52.06 feet to the point of beginning, containing 1.107 acres, more or less, situate in the Bolivar B. Bishop Donation Land Claim Number 39, in Section Twenty (20) and Twenty-one (21) in Township Two (2) North of Range Seven (7) East, Willamette Meridian, being a part of that certain parcel of land heretofore conveyed by deed dated October 3rd, 1933, from Warren Estate Company, a corporation, to Frank M. Warren and others, as recorded on October 18th, 1933, in Book "X" at page 366, Deed Records of Skamania County, State of Washington.

And except a certain strip of land, fifty feet in width, lying parallel with and adjacent to the Southerly right of way line of the Spokane, Portland and Seattle Railway Company, more particularly described as follows:

Beginning at a point on the said Southerly right of way line of the said Spokane, Portland and Seattle Railway Company, which point is at right angles and distant 100 feet from the center line of said railway company's main line track at engineer's station 2015-23.4 as the same was constructed and operated on February 28, 1934, being South 45° 00' East 398.23 feet and North 61° 10' East 1272.02 feet from the angular corner on the Westerly boundary line of the Bolivar B. Bishop Donation Land Claim Number 39, in Sections Twenty (20) and Twenty-one (21) in Township Two (2) North, Range Seven (7) East, Willamette Meridian; thence from this point as the point of beginning as follows: North 61° 10' East along said Southerly railroad right-of-way line a distance of 729.8 feet; thence on a spiral curve to the right 165.07 feet; thence on a curve to the right having a radius of 2764.9 feet, a distance of 925 feet to an intersection with the East boundary line of said Bolivar B. Bishop Donation Land Claim, which point is South 1300.00 feet and West 264 feet from the one-quarter Section corner between Sections Sixteen (16) and Twenty-one (21) in Township Two (2) North of Range Seven (7) East, Willamette Meridian; thence South along the East line of said Bolivar B. Bishop Donation Land Claim a distance of 50.5 feet; thence Westerly on a curve to the left having a radius of 2714.9 feet parallel to and fifty (50) feet distant from the Southerly right of way line of said Spokane, Portland and Seattle Railway Company a distance of 902.0 feet; thence on a spiral curve to the left a distance of 163.6 feet; thence South 61° 10' West a distance of 729.8 feet; thence North 28° 50' West a distance of 50 feet to the point of beginning containing 2.074 acres, situate in the Bolivar B. Bishop Donation Land Claim in Section Twenty-one (21) in Township Two (2) North, Range Seven (7) East, Willamette Meridian, being