

118316

QUITCLAIM DEED

BOOK 140 PAGE 460

KNOW ALL MEN BY THESE PRESENTS, That BRYAN E. SNELL and JACQUELINE J. SNELL, Husband and Wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim to BRYAN E. SNELL and JACQUELINE J. SNELL as Trustee of the Bryan E. Snell and Jacqueline J. Snell Living Trust, executed the 6 day of December, 1993, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of the Grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in Skamania County, State of Washington, described as follows, to-wit:

For description see Exhibit "A" attached hereto and by reference made a part hereof.

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

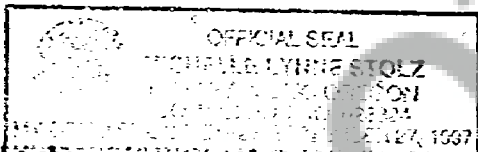
IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 6 day of December, 1993.

Bryan E. Snell
Bryan E. Snell, Grantor

Jacqueline J. Snell
Jacqueline J. Snell, Grantor

STATE OF OREGON)
) ss.
County of Multnomah)

Personally appeared before me this 6 day of December, 1993, the above-named and identified Bryan E. Snell and Jacqueline J. Snell, and acknowledged the foregoing instrument to be their voluntary act and deed.



Michelle Lynne Stolz
Notary Public for Oregon
My Commission Expires: 9/27/97

Until a change is requested,
send tax statements to:

No Change

FILED FOR RECORD
SKAMANIA CO. WASH
BY Bryan Snell

DEC 23 1 55 PM '93
R. Gary
AUDITOR
GARY M. OLSON

After recording, return to:
Bryan E. Snell
75-R Skamania Landing
Skamania, WA 98648

Registered	
Indexed, dir	
Indirect	
Filed	
Dated	

016320

REAL ESTATE EXCISE TAX

Quitclaim Deed

DEC 23 1993
PAID Exempt
gh dignity
SKAMANIA COUNTY TREASURER

Clara L. Kimmel, Skamania County Auditor
My Commission Expires 4-7-15-2006 601602603

"EXHIBIT A"

BOOK 140 PAGE 461

LOT 1

Commencing at the Southwest corner of the North half of the South half of the Southeast quarter of the Southeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian in the county of Skamania and the State of Washington. Thence North 01-04-21 East along the West line of said quarter-quarter a distance of 350.76 feet to the northerly right-of-way of Little Soda Springs Road and the point of beginning of the following described tract. Thence continuing North 01-04-21 East along said west line of said quarter-quarter a distance of 641.57 feet to the northwest corner of said North half; Thence South 88-46-45 East a distance of 60 feet more or less to the center of the channel of Wind River; Thence Southeasterly along said center channel of said river a distance of 510.00 feet more or less; Thence South 52-12-30 West a distance of 50.00 feet to a 5/8 inch x 30 inch iron rod; Thence continuing South 52-12-30 West a distance of 248.44 feet to a similar rod; Thence South 18-40-58 West a distance of 300.52 feet to the northerly right-of-way of Little Soda Springs Road and a similar iron rod; Thence North 45-26-54 West on and along the Northerly right-of-way of said road a distance of 210.00 feet to the point of beginning. Contains 4.53 acres more or less.

LOT 2

Commencing at the Southwest corner of the North half of the South half of the Southeast quarter of the Southeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian in the county of Skamania and the State of Washington. Thence North 01-04-21 East along the West line of said quarter-quarter a distance of 350.76 feet to the Northerly right-of-way of Little Soda Springs Road; Thence South 45-26-54 East along said right-of-way a distance of 210.00 feet to a 5/8 inch x 30 inch iron rod and the point of beginning of the following described tract. Thence North 18-40-58 East a distance of 300.52 feet to a similar iron rod; Thence North 52-12-30 East a distance of 248.44 feet to a similar iron rod; Thence continuing North 52-12-30 East a distance of 50 feet more or less to the center of the channel of Wind River; Thence Southeasterly along said center of the channel a distance of 219 feet more or less; Thence South 45-59-00 West a distance of 50 feet to a 5/8 inch x 30 inch iron rod; Thence continuing South 45-59-00 West a distance of 373.17 feet to a similar iron rod; Thence South 19-59-28 West a distance of 171.40 feet to the Northerly right-of-way line of Little Soda Springs Road and a similar iron rod; Thence North 45-26-54 West along said right-of-way a distance of 197.76 feet to the point of beginning. Together with all that property located in the North half of the South half of the Southeast quarter of the Southeast quarter of said section 15 lying Southwesterly of the southerly right-of-way line of Little Soda Springs Road. Contains 3.91 acres more or less.

LOT 3

Commencing at the Southwest corner of the North half of the South half of the Southeast quarter of the Southeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian in the county of Skamania and State of Washington. Thence North 01-04-21 East along the West line of Said quarter-quarter a distance of 350.76 feet to the Northerly right-of way of Little Soda Springs Road; Thence South 45-26-54 East along said right of way a distance of 407.76 feet to a 5/8 inch x 30 inch iron rod; Thence North 19-59-28 East a distance of 35.54 feet to a similar iron rod and the point of beginning of the following described tract. Thence continuing North 19-59-28 East a distance of 135.86 feet to a similar iron rod; Thence North 45-59-00 East a distance of 373.17 feet to a similar iron rod; Thence continuing North 45-59-00 East a distance of 50 feet more or less to the center of the channel of Wind River; Thence Southeasterly along said channel a distance of 323 feet more or less; Thence South 74-22-13 West a distance of 50 feet to a similar iron rod; Thence continuing South 74-22-13 West a distance of 511.40 feet to the point of beginning. Contains 2.29 acres more or less.

LOT 4

Commencing at the Southwest corner of the North half of the South half of the Southeast quarter of the Southeast quarter of section 15, Township 4 North, Range 7 East of the Willamette Meridian in the county of Skamania and the State of Washington. Thence North 01-04-21 East along the West line of said quarter-quarter a distance

Quitclaim Deed

"EXHIBIT A" - CONTINUED

BOOK 140 PAGE 462

of 350.76 feet to the Northerly right-of-way of Little Soda Springs Road; Thence South 45-26-54 East along the Northerly right-of-way of said road a distance of 407.76 feet to a 5/8 inch x 30 inch iron rod and the point of beginning of the following described tract. Thence North 19-59-28 East a distance of 35.54 feet to a similar iron rod; Thence North 74-22-13 East a distance of 511.40 feet to a similar iron rod; Thence continuing North 74-22-13 East a distance of 50 feet more or less to the center of the channel of Wind River; Thence Southeasterly along said channel to its intersection with the South line of the North half of the Southeast quarter of the Southeast quarter of said section; Thence North 88-41-19 West along said South line a distance of 50 feet to a similar iron rod; Thence continuing South 88-41-19 West a distance of 583.02 feet to its intersection with the Northeasterly right-of-way of Little Soda Springs road; Thence along the arc of a 2092.71 foot radius curve, (the long chord of which bears North 44-03-24 West a distance of 101.65 feet), a distance of 101.66 feet to the point of beginning. Contains 2.76 acres more or less.