

125193

BOOK 157 PAGE 27

DEED OF TRUSTEE TO DISTRIBUTE REAL PROPERTY  
TO BENEFICIARIES UPON TERMINATION OF THE  
WILHELM BIRKENFELD TRUST

This indenture, made this 22 day of May, 1996;

WITNESSETH:

WHEREAS, George F. Christensen, Jr., the Grantor herein, is the duly qualified successor to Emmy G. Birkenfeld as Trustee of the Trust created in the Last Will of Wilhelm Birkenfeld, deceased, and amended by the First Codicil to the Last Will of Wilhelm Birkenfeld, whose estate was probated in the Superior Court of the State of Washington, in and for the County of Skamania, Case Number 2730-P thereof; and,

WHEREAS, Emmy G. Birkenfeld died November 1, 1995, and whereas upon the death of Emmy G. Birkenfeld, the trust estate is to be distributed to her two sons William J. Birkenfeld and Joseph A. Birkenfeld pursuant to the terms of said trust;

NOW, THEREFORE, in consideration of the premises and of the authority in me, vested as such Trustee pursuant to said Last Will and Testament, I, as the Trustee of said Trust, do by these presents convey, and quit claim to William J. Birkenfeld and Joseph A. Birkenfeld in equal undivided shares as tenants in

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FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Bill Birkenfeld

MAY 3 3 11 PM '96  
G. Olson  
AUDITOR  
GARY M. OLSON

18043

REAL ESTATE EXCISE TAX

MAY 03 1996

PAID Gary Olson  
GW  
SKAMANIA COUNTY TREASURER

Notarized  
Indexed, Lit  
Indirect  
Filed  
Sealed

Gary M. Olson, Skamania County Auditor  
Power of Attorney  
5-3-96

1 - DEED OF TRUSTEE

WKT\bookr1758



TAX LOT 3-8-18-400

The Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), the Southeast Quarter (SE 1/4), and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), of Section 18, Township 3 North, Range 8 E. W. M.; EXCEPT that portion thereof acquired by Leroy Crawford (Tax Lot 1300).

TAX LOT 3-8-17-A-1400

The Northeast Quarter (NE 1/4) of Section 17, Township 3 North, Range 8 E. W. M.; EXCEPT that portion thereof lying southerly of the center of the channel of Wind River, northerly of the Rakestraw Road, and westerly of the east line of the Vernon D. Rakestraw tract (Tax Lot 100); and EXCEPT that portion thereof lying southerly of the Rakestraw Road and westerly of the east line of the tract conveyed to Thelma I. Mathany (Book 50 of Deeds, page 12); AND EXCEPT that portion thereof described in Edward A. McFall contract (Book 63 of Deeds, page 998).

TAX LOT 3-8-14-800

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 14, Township 3 North, Range 8 E. W. M.;

TOGETHER WITH access road appurtenant thereto.

TAX LOT 3-8-17-B-400

That portion of the East Half of the Northwest Quarter (E 1/2 NW 1/4) of Section 17, Township 3 North, Range 8 E. W. M., described as follows: Beginning at the intersection of the centerline of Secondary State Highway No. 8-C with the east line of the East Half of the Northwest Quarter (E 1/2 NW 1/4) of the said Section 17, said point being north 01° 19' east a distance of 565.54 feet from the center of said section; thence in a northwesterly direction following the centerline of said highway to intersection with the survey line of the McNary-Ross transmission line as more particularly described in deed dated March 25, 1953, and recorded at page 330 of Book 36 of Deeds, Records of Skamania County, Washington; thence following said survey line westerly to intersection with the west line of the East Half of the Northwest Quarter (E 1/2 NW 1/4) of the said Section 17; thence north to the northwest corner of the East Half of the Northwest Quarter (E 1/2 NW 1/4) of the said Section 17; thence east 1,320 feet, more or less, to the quarter corner on the north line of the said Section 17; thence south to the point of beginning.

said highway to its intersection with the west line of the said Government Lot 4; thence north along the west line of said Government Lot 4 and continuing north along the west line of the NE 1/4 of the NW 1/4 of the said Section 31 to the Point of beginning:

EXCEPT that portion thereof in said Government Lot 4 conveyed to Charles E. White by deed dated April 2, 1951, recorded at page 419 of Book 33 of Deeds, Records of Skamania County, Washington;

SUBJECT TO easements of record and mineral rights reserved by George A. Sweeney and Anna M. Sweeney, husband and wife.

TAX LOT 3-8-31-400

All of Government Lot 1, and all that portion of Government Lots 2 and 3 lying northerly of State Road 14, in Section 31, Township 3 North, Range 8 E. W. M.; EXCEPT those portions thereof conveyed to the State of Washington (Book 2 of Deeds, page 492) and to Charles E. White (Book 33 of Deeds, page 419).

TAX LOT 4-7 1/2-200

Government Lots 7 and 12 of Section 25, Township 4 North, Range 7 1/2 E. W. M.; EXCEPT those portions thereof lying easterly of the center of the channel of Panther Creek.

TAX LOT 4-7 1/2-35-1300

The East Half of the Southeast Quarter of the Southeast Quarter (EX SE 1/4 SE 1/4) at Section 36, Township 4 North, Range 7 1/2 E. W. M.

TAX LOT 3-9-7600

The South Half of the Southwest Quarter (S 1/2 SW 1/4), and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), of Section 30, Township 3 North, Range 9 E. W. M.

TAX LOTS 2-5-18-200 and 2-5-18-201

The fractional Northwest Quarter (NW 1/4) of Section 18, Township 2 North, Range 5 E. W. M.; containing 166.95 acres, more or less; EXCEPT that portion thereof which lies within the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines.

TAX LOTS 2-6-100 and 2-6-200

All of Section 1, Township 2 North, Range 6 E. W. M.

TAX LOT 3-7-2500

The Southeast Quarter (SE 1/4), the East Half of the Northeast Quarter (E 1/2 NE 1/4), and the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), of Section 27, Township 3 North, Range 7 E. W. M.

TAX LOT 3-7-2600

Government Lot 4 of Section 19, Township 3 North, Range 7 E. W. M.

TAX LOT 3-7-3900

The South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section 28, Township 3 North, Range 7 E. W. M.

TAX LOT 3-7-35-200 and 3-7-35-204

The west 60 rods of the West Half of the Northeast Quarter (W 1/2 NE 1/4); the Northwest Quarter (NW 1/4); the East Half of the Southwest Quarter (E 1/2 SW 1/4); and the West Half of the Southeast Quarter (W 1/2 SE 1/4); of Section 35, Township 3 North, Range 7 E. W. M.; EXCEPT that portion thereof acquired by Columbia Gas Corporation and by Northwest Pipeline Corporation and EXCEPT that portion thereof conveyed to the City of Stevenson, a municipal corporation by deed recorded July 26, 1979 in Book 76, page 928 of the Deed Records of Skamania County.

TAX LOT 3-7-4801

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 34, Township 3 North, Range 7 E. W. M.

TAX LOTS 3-7-4900 and 3-7-5100

All of Section 32, Township 3 North, Range 7 E. W. M.

TAX LOT 3-7-5000

The Northeast Quarter (NE 1/4), and the East Half of the Northwest Quarter (E 1/2 NW 1/4), of Section 33, Township 3 North, Range 7 E. W. M.

TAX LOT 3-7-35-600

The West Half of the Southwest Quarter (W 1/2 SW 1/4) of Section 35, Township 3 North, Range 7 E. W. M.; EXCEPT that portion acquired by the Town of Stevenson; AND EXCEPT that portion formerly owned by R. D. Schultz.

TAX LOT 3-7-24-500

The Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 24, Township 3 North, Range 7 E. W. M.

TAX LOTS 3-7-26-200 and 3-7-26-201

The West Half of the Northwest Quarter (W 1/2 NW 1/4), and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4), of Section 26, Township 3 North, Range 7 E. W. M.

TAX LOT 3-7-26-300

The West Half of the Southwest Quarter of the Northeast Quarter (W 1/2 SW 1/4 NE 1/4), and the South Half of the Southeast Quarter of the Northwest Quarter (S 1/2 SE 1/4 NW 1/4), of Section 26, Township 3 North, Range 7 E. W. M.

TAX LOT 3-7-26-800

The Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 26, Township 3 North, Range 7 E. W. M.

TAX LOT 4-7-180

The East Half of the Southeast Quarter (E 1/2 SE 1/4) of Section 9, Township 4 North, Range 7 E. W. M.;

The West Half of the Southwest Quarter (W 1/2 SW 1/4), and the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4), of Section 10, Township 4 North, Range 7 E. W. M.; and

The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 16, Township 4 North, Range 7 E. W. M.

TAX LOT 4-7-14-900

All that portion of the West Half of the Southwest Quarter (W 1/2 SW 1/4) of Section 14, Township 4 North, Range 7 E. W. M., lying northeasterly of the Wind River Highway.

The South Half of the Northwest Quarter of the Northeast Quarter (S 1/2 NW 1/4 NE 1/4), also described as the South Half of Government Lot 14, of Section 1, Township 3 North, Range 7-1/2 E. W. M.; EXCEPT the following described tract: Beginning at the northeast corner of the S 1/2 NW 1/4 NE 1/4 of the said Section 1; thence south following the east line of the S 1/2 NW 1/4 NE 1/4 of the said Section 1 a distance of 125 feet; thence west 345 feet; thence north 125 feet to intersection with the north line of the S 1/2 NW 1/4 NE 1/4 of the said Section 1; thence east 345 feet to the point of beginning; and

Government Lots 6, 7 and 9 of Section 1, Township 3 North, Range 7-1/2 E. W. M.; EXCEPT that portion of the said Lot 7 lying easterly of the center of the channel of Wind River.

TAX LOT 3-7 1/2-25-1200

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25, Township 3 North, Range 7-1/2 E. W. M.; EXCEPT that portion thereof acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines; and

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 25, Township 3 North, Range 7-1/2 E. W. M., described as follows: Beginning at the southeast corner of the SW 1/4 of the SE 1/4 of the said Section 25; thence north 35 rods; thence west parallel with the south line of the said Section 25 to the line between the SW 1/4 and the SE 1/4 of the said Section 25; thence south along said line to the southwest corner of the SW 1/4 of the SE 1/4 of the said Section 25; thence East to the point of beginning.

X. TAX LOT 3-7 1/2-36-A-100

The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36, Township 3 North, Range 7-1/2 E. W. M.; EXCEPT 6-1/2 acres off the south side thereof deeded by John P. Anderson to George Nix; AND EXCEPT the following described tract: Beginning at a point 13 rods north of the southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of the said Section 36; thence west 120 feet, more or less, to the easterly line of the county road known and designated as Lateral Highway No. 8; thence northeasterly along the easterly line of said highway to intersection with the east line of the said Section 36; thence south to the point of beginning; and

All that portion of the following described tracts of real property lying northerly of the center line of County Road No. 2028 designated as the Loop Road: