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FILED FOR RECORD  
SKAMANIA CO. WASHBY *Landerholm, Memovich  
etal*

JUN 27 4 40 PM '97

*O'Leary*  
AUDITOR

GARY M. OLSON

Return Recorded Instrument to:

Philip B. Janney, Attorney at Law  
Landerholm, Memovich,  
Lansverk & Whitesides, P.S.  
PO Box 1086  
Vancouver, WA 98666-1086

Document Title(s) (or transactions contained therein): TRUSTEE'S DISTRIBUTION DEED
Reference Number(s) or Documents assigned or released: N/A
Additional reference numbers on page _____ of document
Grantor(s) (Last name first, then first name and initials): CROWN, MARY JANE, Trustee <input type="checkbox"/> Additional names on page _____ of document
Grantee(s) (Last name first, then first name and initials): CROWN, MARY JANE <input type="checkbox"/> Additional names on page _____ of document
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range): Section 26, Township 3 North, Range 8 East  <input type="checkbox"/> Additional legal is on page <u>3</u> of document
Assessor's Property Tax Parcel/Account Number: 3-8-26-1100 02-07-30-1-1-5200-00 <input type="checkbox"/> Assessor Tax Number not yet assigned

18884

REAL ESTATE EXCISE TAX

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

JUN 27 1997

PAID *exempt**Jed*

SKAMANIA COUNTY TREASURER

Gary M. Martin, Skamania County Assessor  
 Date 6/27/97 Parcel # 3-8-26-1100 P  
 2-7-30-1-1-5200

1000015

TRUSTEE'S DISTRIBUTION DEED

- I. GRANTOR: MARY JANE CROWN, Trustee of the Crown Living Trust dated January 31, 1994.
- II. GRANTEE: MARY JANE CROWN, a married woman as her separate property.
- III. RECITALS:
- A. On January 31, 1994, KEN H. CROWN and MARY JANE CROWN, as Trustors, executed a Declaration of Trust known as the Crown Living Trust, dated January 31, 1994, hereinafter known as the "Trust".
- B. Ken H. Crown and Mary Jane Crown, as trustees of the Trust, owned real property situated in Skamania County, Washington and legally described on Exhibit "A" attached hereto and incorporated herein by reference.
- C. Ken H. Crown is incapacitated and Mary Jane Crown is acting as sole Trustee in accordance with the terms said Trust.
- D. Article Four, Section 1.a.2. of said Trust authorizes the Trustee to make distributions of the principal of the trust estate in the sole name of a Trustor as instructed by either of Ken H. Crown or Mary Jane Crown.
- IV. NOW, THEREFORE, the above-named GRANTOR, by way of distribution of the Trust, hereby conveys and warrants to the above-named GRANTEE, the Grantor's entire interest, in and to the real property located in Skamania County, Washington, legally described on Exhibit "A" attached hereto, together with any interest in such real estate that the Grantor may hereafter acquire.

The liability and obligations of the Trustee on behalf of the Trust, to Grantee and Grantee's 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

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policy. The Trust shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the Trust under any title insurance policy.

The warranties in this deed bind the Trust but do not bind Mary Jane Crown, personally.

DATED this 24th day of June, 1997.

Mary Jane Crown  
MARY JANE CROWN, Trustee of the Crown Living  
Trust dated January 31, 1994.

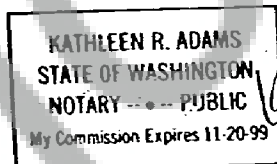
STATE OF WASHINGTON )

County of Clark ) ss.

I certify that I know or have satisfactory evidence that MARY JANE CROWN is the person who appeared before me and acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as the Trustee of the Crown Living Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: June 24, 1997

Kathleen R. Adams  
NOTARY PUBLIC in and for the State  
of Washington, residing at Clark County.  
My appointment expires: 11/20/99



TRUSTEE'S DISTRIBUTION DEED - 2  
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LAW OFFICES OF  
LANEBOHLM, MROMOVICH,  
LANSEBERG & WHITESIDES, P.S.  
Broadway at Evergreen, Suite 300  
P.O. Box 1086  
Vancouver, Washington 98666  
(360) 696-3312

EXHIBIT "A"

Residential real property commonly known as 325 Hamilton Street, North Bonneville, Skamania County, Washington, and legally described as follows:

Parcel I:

Beginning at a point on the East boundary line of the Southwest Quarter of Section 26, Township 3 North, Range 8 East of the Willamette Meridian, which point is South 00° 11' East 660 feet from the Northeast corner of said Southwest Quarter of said Section 26; thence South 89° 43' West 637 feet to a point; thence South 01° 35' East 660 feet to a point; thence North 89° 43' East 628 feet to a point on the East boundary of said quarter section; thence North 00° 11' West 660 feet to the point of beginning; TOGETHER WITH an easement 30 feet wide for access as described in that certain Statutory Warranty Deed from Stephen L. McKee and Christine H. McKee; husband and wife, to David L. Teitzel and Judy K. Teitzel, husband and wife; recorded in Book 77, at Page 827, under Skamania County Auditor's File No. 90241, records of Skamania County, Washington; and SUBJECT TO that certain Timber Deed wherein the Sellers are Stephen L. McKee and Christine H. McKee, husband and wife, and Gary A. Hafford, a single man, and the Purchaser is Crown Zellerbach Corporation, a Nevada Corporation, dated September 5, 1979, and recorded in Book 77 of Deeds at Page 107, under Skamania County Auditor's file No. 89367, records of Skamania County, Washington; and SUBJECT TO easements of record.

Parcel II:

Lot 25, Block 3, Plat of Relocated North Bonneville recorded in Book B of Plats, Page 9, under Skamania County File No. 83466, also recorded in Book B of Plats, Page 25, under Skamania County File No. 84429 in the County of Skamania and State of Washington.

Reserving to the United States of America the right to grant easements to public utilities to erect, construct, operate and maintain public utility facilities on, over and under the utility easement(s), if any, as shown on said recorded plats.

Gary H. Martin, Skamania County Assessor  
Date 6/21/97 Parcel # 3-8-24-1100 &  
2-7-30-1-1 - 5200

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