

130580

173 589

WHEN RECORDED MAIL TO:

Philip B. Janney, Attorney at Law  
Landerholm, Memovich, et. al.  
PO Box 1086  
Vancouver, WA 98666-1086

FILED  
SKAMANIA COUNTY WASH  
BY Bill Coates

FEB 23 2 52 PM '98

GARY H. OLSON

TRUSTEE'S WARRANTY DEED

(DISTRIBUTION FROM TRUST)

VADA A. COATES was the original Trustor of the Vada A. Coates Revocable Living Trust dated April 8, 1994, as amended. VADA A. COATES died on September 26, 1996.

NOW THEREFORE, THE GRANTOR, JIMMY V. COATES, TRUSTEE of the Vada A. Coates Revocable Living Trust dated April 8, 1994, as amended, conveys and warrants all of the Trust's interest and any interest hereafter acquired, to GRANTEE, JIMMY V. COATES, as his separate property, BILLY B. COATES, as his separate property, and LAURA C. COATES, as her separate property, in the following described real estate situated in Skamania County, State of Washington:

Garrett Anthony Short Plat, Book 3, Page 306. See Exhibit "A" attached hereto for complete legal descriptions, on page 2.

The Grantor is transferring several separate parcels of real property to the above-referenced Grantees. The Grantor intends that all parcels remain separate legal parcels and that no merger of such parcels occur.

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

DATED this 23 day of Feb., 1998.

*Jimmy V. Coates*  
JIMMY V. COATES, Trustee

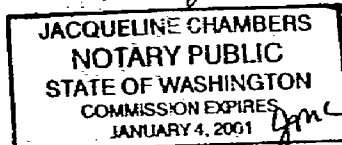
Assessor's Parcel No.: 03 08 17 3 0 1400 00, 03 08 17 3 0 1413 000, 03 08 17 3 0 1414 00,  
and 03 08 17 3 0 1415 000

STATE OF WASHINGTON )  
County of Clark ) ss.

Gary H. Martin, Skamania County Assessor  
Date 2-23-98 Parcel # 3-173-1413  
-1414  
-1415

I certify that I know or have satisfactory evidence that JIMMY V. COATES is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Vada A. Coates Revocable Living Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: February 23, 1998



*Jacqueline Chambers*  
Notary Public in and for the State of Washington,  
residing at Clark County.  
My appointment expires: 1-4-2001

BOOK 173 PAGE 590

EXHIBIT A

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

Assessor's Parcel No.: 03 08 17 3 0 1400 00

Lot 4, GARRETT ANTHONY SHORT PLAT, Book 3, Page 306, Skamania County records, Skamania County, Washington.

Assessor's Parcel No.: 03 08 17 3 0 1413 00

Lot 1, GARRETT ANTHONY SHORT PLAT, Book 3, Page 306, Skamania County records, Skamania County, Washington.

Assessor's Parcel No.: 03 08 17 3 0 1414 00

Lot 2, GARRETT ANTHONY SHORT PLAT, Book 3, Page 306, Skamania County records, Skamania County, Washington.

Assessor's Parcel No.: 03 08 17 3 0 1415 00

Lot 3, GARRETT ANTHONY SHORT PLAT, Book 3, Page 306, Skamania County records, Skamania County, Washington.

1998  
REAL ESTATE EXCISE TAX

FEB 23 1998

PAID Exempt  
SW  
SKAMANIA COUNTY TREASURER