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WHEN RECORDED MAIL TO:

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FILED 173 1998 593

FILED
SKAMANIA COUNTY, WASH
BY Bili Coates

FEB 23 3 02 PM '98

B. Jarney
ATTORNEY

GARY M. 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 GRANTEES, 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:

Terry Mark Short Plat, Book 3, Page 305. See Exhibit "A" attached hereto for complete legal description, 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

Gary M. Olson, Skamania County Assessor
Date 2-23-98 Parcel # 1118

Assessor's Parcel No.: 03 08 17 3 0 1416 00, 03 08 17 3 0 1417 00, and 03 08 17 3 0 1418 00

STATE OF WASHINGTON)

County of Clark)

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.

JACQUELINE CHAMBERS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 4, 2001

My appointment expires: 1-4-2001

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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 1416 00

Lot 2, TERRY MARK SHORT PLAT, Book 3, Page 305, Skamania County records,
Skamania County, Washington.

Assessor's Parcel No.: 03 08 17 3 0 1417 00

Lot 3, TERRY MARK SHORT PLAT, Book 3, Page 305, Skamania County records,
Skamania County, Washington.

Assessor's Parcel No.: 03 08 17 3 0 1418 00

Lot 4, TERRY MARK SHORT PLAT, Book 3, Page 305, Skamania County records,
Skamania County, Washington.

1998

REAL ESTATE EXCISE TAX

FEB 23 1998

PAID

Estimate

and
SKAMANIA COUNTY TREASURER