

135270

BOOK 189 PAGE 713

After recording return to:

Harold E. Bagnall, Trustee and  
Karen K. Bagnall, Trustee  
602 Stewart Road  
Stevenson, Washington 98648

FILED FOR RECORD  
SKAMANIA COUNTY WASH.  
BY *Myrtle & Bell P.C.*

MAY 26 10 41 AM '99

*P. Lowry*  
AUDITOR  
GARY H. OLSON

Until a change is requested,  
send tax statements to:

Harold E. Bagnall, Trustee and  
Karen K. Bagnall, Trustee  
602 Stewart Road  
Stevenson, Washington 98648

## REAL ESTATE EXCISE TAX

20217

MAY 26 1999

PAID Exempt

SKAMANIA COUNTY TREASURER

## Quit Claim Deed

Harold Bagnall and Karen Bagnall, husband and wife, "Grantors," hereby release and quitclaim, all right, title and interest to Harold E. Bagnall and Karen K. Bagnall, as Trustees of the Bagnall Living Trust U/T/A dated January 25, 1999, or to such Successor Trustee(s) of such trust created under such instrument as may hereafter be appointed, "Grantees," the following real property situated in Skamania County, Washington:

A portion of the North half of the Northwest Quarter of the Northwest Quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING AT A POINT on the South line of said North half of the Northwest Quarter of the Northwest Quarter, South 88 deg. 45 min. 54 sec. East, 754.00 feet from the Southwest corner thereof; thence South 88 deg. 45 min. 54 sec. East along said South line, 74.00 feet; thence North 01 deg. 14 min. 06 sec. East at right angles to said South line, 64.00 feet; thence North 88 deg. 45 min. 54 sec. West, 74.00 feet; thence South 01 deg. 14 min. 06 sec. West, 64.00 feet to the POINT OF BEGINNING, containing 0.11 acres, more or less.

SUBJECT to all easements, reservations and restrictions of record; and

TOGETHER WITH all water rights and easements attendant thereto.

Tax Account No: 3-7-24-702.

3-7-24-702  
5-25-99  
G/H

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

Grantors hereby agree that all their interest in the above described real property shall be characterized as community property interests rather than joint tenancy interests.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantor's interest in the above described property.

WITNESS the hand of said Grantors on this 23<sup>RD</sup> day of APRIL, 1999.

GRANTORS:

Harold Bagnall  
Harold Bagnall

Karen Bagnall  
Karen Bagnall

STATE OF WASHINGTON )  
COUNTY OF SKAMANIA )

ss.

This instrument was acknowledged before me on this 23<sup>RD</sup> day of APRIL, 1999, by Harold Bagnall and Karen Bagnall.

Sean  
Notary Public for 912-216-6000  
My commission expires: 9/2/2000

