

140251

BOOK 206 PAGE 277

**WARRANTY DEED**

(For Recorder's use only)

JAN C. KIELPINSKI, a single man  
Grantor

SKAMANIA CO. WASH  
BY Kielpinski & Woodrich

JAN C. KIELPINSKI, a single man  
Trustee of The Kielpinski Family Trust  
Grantee(s)

JAN 31 3 14 PM '01  
Laury  
AUDITOR  
GARY M. OLSON

After Recording Return to: REAL ESTATE EXCISE TAX  
Jan C. Kielpinski  
PO Box 510  
Stevenson, WA 98648  
PAID 21340  
JAN 31 2001  
exempt  
W. Jensen, Assessor

Until a Change is Requested, send  
all tax statements to:  
SKAMANIA COUNTY TREASURER  
61 Nelson Creek, Stevenson WA 98648

**WARRANTY DEED -- TRANSFER TO REVOCABLE TRUST**

Jan C. Kielpinski, a single man, Grantor, conveys and warrants to Jan C. Kielpinski, Trustee of The Kielpinski Family Trust dated March 17, 2000, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Skamania County, Washington, to wit:

A tract of land located in the S.W. Quarter of the N.E. Quarter of Section 36, Township 3 North, of Range 7 1/2 E. of W.M. tax lot no. 601, more particularly described in Exhibit A.

Parcel No. 03 75 36 1 0 0601 00

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except: Easements, restrictions, reservations and encumbrances of record or otherwise known to the grantees.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do no relieve grantor of any liability or obligations under this instrument, but merely define the scope, amount and nature of such liability or obligations.

The true consideration for this conveyance \$0. However, the actual consideration consists of other value which is the whole consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated August 3, 2000;

Gary H. Martin, Skamania County Assessor

Date 1-31-01 Parcel # 3-7 1/2-1-601

*Jan C. Kielpinski*  
Jan C. Kielpinski

STATE OF WASHINGTON, County of Skamania)ss.

This instrument was acknowledged before me on August 3, 2000, by

Jan C. Kielpinski.

Notary Public  
State of Washington  
KIMBERLY D. HASSELL  
My Commission Expires Dec. 1, 2001

*Kimberly Hassell*  
Notary Public of Washington  
My commission expires 12/01/01

Exhibit "A"

A tract of land located in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 36, Township 3 North, Range 7 $\frac{1}{2}$  E.W.M. described as follows:

Beginning at the southeast corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the said Section 36; thence along the east line of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the said Section 36 north 804 feet; thence south 55° 17' west to the center of Nelson Creek; thence in a southerly direction, following the center of Nelson Creek to the south line of SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 36; thence east to the point of beginning;

TOGETHER WITH water rights and water pipeline easements for the existing water supply to both dwellings on said premises; provided, however, that such rights shall terminate and revert to the grantors, their heirs and assigns, whenever a public water supply shall be available at the property line of said premises;

EXCEPT easements and rights of way for County Road No. 2032 designated as the Nelson Creek Road.

EXCEPT the following described real estate, situated in the County of Skamania, State of Washington:

Lot 1 of Kielpinski Short Plat recorded in Book 3 at Page 139, records of Skamania County, Washington.

SUBJECT TO encumbrances, if any.

03-75-36-1-0-0601-00

Gary H. Martin, Skamania County Assessor

Date 1-31-01 Parcel # 3-75-1-601  
File # 36