

140253

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WARRANTY DEED

FILED FOR RECORD
(For recorders use only)
BY *Kielpinski & Woodrich*

JAN C. KIELPINSKI, a single man
Grantor

JAN 31 3 19 PM '01
G. Olson
AUDITOR
GARY H. OLSON

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

REAL ESTATE EXCISE TAX
After Recording Return to:
Jan C. Kielpinski
PO Box 510
Stevenson, WA 98648
PAID 21339
JAN 31 2001
W. Lewin, Assessor

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

WARRANTY DEED -- TRANSFER TO REVOCABLE TRUST

Jan C. Kielpinski, a single man, Grantor, conveys and warrants to Jan C. Kielpinski, Trustee of The Kellpinski 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:

The parcel located in the S.E. Quarter of the N.E. Quarter of Section 36, Township 3 North, of Range 7 1/2 E. of W.M. tax lot no. 1000, consisting of approximately .90 acres, more particularly described in Exhibit A, including any interest in tax lot 1100.

Parcel No. 03 75 36 1 0 1000 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 # 3-75-36-1-000

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"

Beginning at the Northwest corner of the South $6\frac{1}{2}$ acres of the Southeast Quarter of the Northeast Quarter of Section 36, Township 3 North, Range 7 $\frac{1}{2}$ E.W.M.; thence East along the North line of said $6\frac{1}{2}$ acres 387 feet to an iron pipe; thence Southwesterly to a point on the Northerly right-of-way line of Nelson Creek County Road; thence in a Southwesterly direction along a line passing through an iron pipe to the center of the Nelson Creek County Road; thence Westerly along the center of said road to the West line of the Southeast Quarter of the Northeast Quarter of the said Section 36; thence North to the Point of Beginning. EXCEPT right-of-way for Nelson Creek County Road.

Subject to encumbrances, if any

Gary H. Martin, Skamania County Assessor

Date 1-31-01 Parcel # 3-7 $\frac{1}{2}$ -1-1000
4244 36