

143465

BOOK 219 PAGE 389

FILED
Andrew G. Burnfield

JAN 17 4 15 PM '02

Q. Laury

J. Michael Garvison

FILED FOR RECORD AT REQUEST OF ESTATE EXCISE TAX
AND WHEN RECORDED RETURN TO: 22001

Andrew G. Burnfield
Attorney at Law
2442 N. W. Market PHB:445
Seattle, Washington 98107
JAN 14 2002
PAID Skempt
Wash. State Dept.
SEAMANIA COUNTY TREASURER

SPECIAL WARRANTY DEED

Tax # 02 05 33 0 0 1801 00

The Grantor, NEIL HAPPEY, a married man, dealing in his separate property, for and in consideration of the purpose of creating a revocable trust, hereby grants, conveys and confirms to himself, NEIL H. HAPPEY, as the Trustee of the Revocable Living Trust dated April 25, 2001, holding his separate property, the following described real estate being situated in Skamania County, Washington.

SEPARATE REAL PROPERTY OF NEIL H. HAPPEY -
LEGAL DESCRIPTION - tax number 02 05 33 0 0 1801 00

Lot 1 of the HOFFMAN SHORT PLAT, records of Skamania County, Washington, located in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 N.W.M..

TOGETHER WITH a perpetual nonexclusive easement forty (40) feet in width under, over, through and across the property described in Exhibit "A" attached hereto and by this reference incorporated herein, located approximately as indicated on Exhibit "B" attached hereto and by reference incorporated herein, for ingress, egress, access and utilities, the centerline of said easement being the centerline of the existing road located approximately as indicated on Exhibit "B".

SUBJECT TO a perpetual nonexclusive easement thirty (30) feet in width under, over, through and across said Lot 1 of the HOFFMAN SHORT PLAT, located as indicated for ingress, egress, access.

SUBJECT TO a perpetual nonexclusive easement forty (40) feet in width under, over, through and across said Lot 1 of the HOFFMAN SHORT PLAT, located as indicated for ingress, egress, access.

(Legal description continued on following page)

2-5-33-1801 1-14-02

Special Warranty Deed - Page 1

feet in width under, over, through and across said Lot 1 of said HOFFMAN SHORT PLAT, located in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 E.W.M., located approximately as indicated on Exhibit "B" for ingress, egress, access and utilities.

This deed is given as a transfer without a valuable consideration in property or money and is executed by the Grantor to hold the described property under a revocable living trust as his separate property.

Grantor for himself and for his successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise, he will forever warrant and defend the said described real estate.

DATED: April 25, 2001.

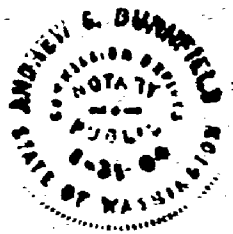
Neil Haffey
Neil H Haffey
NEIL HAFLEY

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

On this day personally appeared before me Neil Haffey to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein stated.

GIVEN under my hand and official seal on April 25, 2001.

Special Warranty Deed - Page 2



Andrew G. Durafield

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle. My
appointment expires: August 31, 2004.

After Recording Roll To:

G. Perrin Walker
Esq., Vandalia, Hartinger & Walker
Attorneys at Law
First Interstate Plaza, Suite 2100
Tacoma, WA 98402-4391



QUIT CLAIM DEED

THE GRANTOR, JENNIE BERGREN WOOD a/k/a BERGREN GRANTOR quit claims to ROBERT WILSON WOOD, JENNIE BERGREN WOOD a/k/a BERGREN GRANTOR, and KIMBERLY JOY WOOD, as joint tenants with right of survivorship, and as tenants in common, the following described real estate situated in the County of Shinnery, State of Washington, including any interest therein which Grantor may hereafter acquire:

A tract of land located in the West Half of the Northwest Quarter (NW 1/4) of Section 34, Township 2 North, Range 3 East W.M., more particularly described as follows:

Beginning at a point on the South line of the Northwest Quarter of the Northwest Quarter of the said Section 34 East 200 feet from the Southwest Corner of the Northwest Quarter of the said Section 34 of the said Section, more or less, to intersection with private road known and designated as King's Road, thence in a Northwesterly direction following said King's Road to intersection with the county road known and designated as the Washougal River Road, thence in a Westerly direction following the Washougal River Road to intersection with the West line of the said Section 34, thence South following the West line of the said Section 34 to the center of the channel of the Washougal River, thence in an easterly direction following the center of the channel of the Washougal River to a point 200 feet East of the West line of the said Section 34, thence North parallel to the West line of the said Section 34 to the point of beginning.

SUBJECT TO a Right of way 30 feet in width reserved by Maggie Eason for access to the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 3 East, W.M., by deed dated May 26, 1938, and recorded May 31, 1939, at page 91 of Book 27 Washington, Records of Shinnery County.

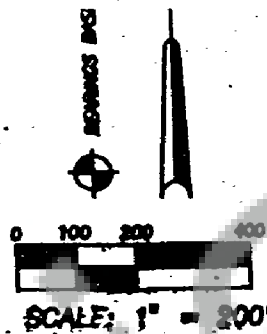
SUBJECT TO reservations, conditions, and restrictive covenants affecting the premises in the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 3 East, W.M., set forth in deed dated June 6, 1938, and recorded June 24, 1939, at page 144 of Book 27 of Deeds and in deed

RECORDED
JUN 2 1964
AMERICAN LAND

EXHIBIT A

DEED NOTE:
DEED RECORDED IN BK. 27, PG. 91
IS A 40' EASEMENT FOR INGRESS-
EGRESS TO THE SE 1/4 OF THE NE 1/4
SECTION 33

APPROXIMATE LOCATION OF
WASHOUGAL RIVER ROAD
(SHOWN FOR GRAPHIC PURPOSES)



IRON PIPE
SET IN

S89°29'40"E 1305.41'

852.70'

APPROXIMATE LOCATION
OF EASEMENT FOR INGRESS-
EGRESS RECORDED IN BK. 137,
PG. 252 (NO WIDTH GIVEN)

LOT

LOT 1
1/4 AC. (APPROX.)

APPROX. LOCATION 30'
EASEMENT FOR INGRESS-
EGRESS UTILITIES FOR
REMAINDER LOT

PROPOSED 40' EASEMENT
FOR INGRESS-EGRESS UTILITIES
FOR LOT 1 AND REMAINDER LOT

IRON OF
SCALED
MAP

N01°15'57"E 1330.07'

200.00'
N68°20'40"W

APPROXIMATE ZONE 'A'
FEMA FLOOD RATE MAP
PANEL 7530180 0400 B

DEED CALLS WASHOUGAL
RIVER NOT LOCATED IN
THIS SURVEY

CALC. POSITION AS
SHOWN IN S.R. #1

EXHIBIT "B"

BOOK 218 PAGE 480

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____