

150959

BOOK 253 PAGE 511

(For Recordors use only)

FILED FOR RECORD
SKAMANIA COUNTY WASH
R. Kbatnick & Archer

OCT 29 3 49 PM '03

Q. G. G. G.
J. MICHAEL GILSON

After Recording Return To:

Katy J. Archer
WOODRICH & ARCHER LLP
PO Box 510
Stevenson, WA 98648

REAL ESTATE EXCISE TAX

23418

OCT 29 2003

Until a Change is Requested, send
all tax statements to:

P.O. Box 674 Carson, WA. 98648

PAID Exempt
Vicki Chubnd, Pay
SKAMANIA COUNTY TREASURER

By US
Recorded OK
Index OK
Filed OK
Date 10/29/03

Grantor: BILLY B. COATES, Trustee of the Coates Family Trust dated February 23, 1998

Additional Grantor:

Grantee: BILLY B. COATES, a single man, in his individual capacity

Abbreviated Legal Description: Lot 7 of the Jimmy V. Acres Short Plat

Tax Parcel No. 3-8-17-3-1424

WARRANTY DEED - TRANSFER FROM REVOCABLE TRUST

Gary H. Martin, Skamania County Assessor

Date 10/29/03 Parcel # 3-8-17-3-1424

RECITALS

WHEREAS, Jimmy V. Coates, Laura C. Coates and Billy B. Coates are Co-Trustors of the Coates Family Trust dated February 23, 1998;

WHEREAS, Article 2 of the Coates Family Trust dated February 23, 1998 gives the Trustors authority to amend or revoke the trust in whole or in part by an instrument in writing signed by a majority of the Trustors and delivered to the Trustee;

WHEREAS, Schedule 1 of the Coates Family Trust dated February 23, 1998 includes Lot 4 of the GARRETT ANTHONY SHORT PLAT, Book 3 Page 306, Skamania County Records, Skamania County Washington.

WHEREAS, Lot 4 of the GARRETT ANTHONY SHORT PLAT was divided into eight (8) lots through the JIMMY V. ACRES SHORT PLAT recorded at Book B Page 116 of Skamania County Records.

WHEREAS, Jimmy V. Coates and Laura C. Coates have indicated their intent to amend Schedule 1 of the Coates Family Trust dated February 23, 1998 and disclaim their interest by conveying their interest as co-trustors and in Lot 4 of the GARRETT ANTHONY SHORT PLAT to Billy B. Coates in his individual capacity.

WARRANTY DEED

Billy B. Coates, Trustee of the Coates Family Trust dated February 23, 1998, (Herein referred to as "Grantor"), conveys and warrants to Billy B. Coates, (Herein "Grantee"), the following described real property situated in Skamania County, Washington, free of encumbrances except as specifically set forth herein, to wit:

Lot 7 of the PLAT of JIMMY V. ACRES Recorded in Book B Page 116,
Skamania County Records, Skamania County Washington.

Tax Parcel No. 03-08-17-3-1424-00 - 121.00

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 not 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 is \$0. However, the actual consideration consists of other value, which is the whole consideration.

Dated 10-17-oct 2003;

Billy B Coates Trustee

BILLY B. COATES, TRUSTEE

of the Coates Family Trust dated February 23, 1998

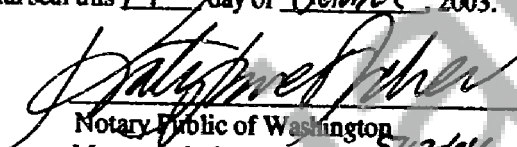
STATE OF WASHINGTON)

) ss.

County of Skamania)

On this day personally appeared before me BILLY B. COATES, to me known to be the individual described in and who executed the within and forgoing instrument, and acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 17th day of October, 2003.


Notary Public of Washington
My commission expires 5/17/04

