

REAL ESTATE EXCISE TAX

When Recorded Return To:
Kenneth B. Woodrich
PO Box 510
Stevenson, WA 98648

24020
JUL 0 2 2004
PAID EXEMPT
J. Michael Garvison, Deputy
SKAMANIA COUNTY TREASURER

WARRANTY DEED - CONVEYANCE TO TRUST

BETTY G. BRADER, Grantor, conveys and warrants to BETTY G. BRADER, Trustee of the BETTY G. BRADER TRUST dated JUNE 16, 2004, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Skamania County, Washington, to wit:

PARCEL I

Commencing at the quarter corner on the north line of Section 7, Township 3 North, Range 8 E.W.M., thence south along the quarter section line running north and south through the center of the said Section 7 a distance of 763.5 feet to intersection with State Highway No. 8 C, thence in a southeasterly direction along the said State Highway south 45° 17' east 372 feet; thence following the said State Highway south 34° 41' east 586.1 feet, thence following the said State Highway south 33° 23' east 621.1 feet, and thence following the said State Highway south 28° 05' east 67.5 feet to the initial point of the tract hereby described; thence following the said State Highway south 28° 05' east 115.3 feet; thence following the said State Highway south 42° 06' east 591.1 feet; thence following the said state Highway south 36° 41' east 688.1 feet; thence following the said State Highway south 50° 36' east to intersection with center of Wind River; thence following the center of Wind River in a northeasterly direction to intersection with the east line of said Section 7; thence north 00° 24' east along the east line of the said Section 7 to a point due east of the initial point; thence west to the initial point.

EXCEPTING right of way for state road known and designated as State Highway No. 8 C.

Commonly known as 3612 Wind River Road, Carson, Washington 98610.

Tax parcel No. 03-08-07-0-0-0500-00 Gary H. Martin, Skamania County Assessor

Date 7-1-04 Parcel # 3-8-7-500
3-8-8-600
3-8-7-602 & 602-80

PARCEL II

All that portion of the southwest Quarter of the northwest quarter (SW ¼ NW ¼) of Section 8, Township 3 North, Range 8 E., W.M., lying easterly of the center of Panther Creek, in the City of Carson, County of Skamania and State of Washington.

TOGETHER WITH That Portion of the SW ¼ of the NW ¼ of Section 8, Township 3 North, Range 8 East, Willamette Meridian, Recorded in Book 132 Page 301 of Skamania County Records and described as follows:

Beginning at the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 8; Thence west along the south line of the Southwest ¼ of the Northwest ¼ of Section 8 a distance of 392.3 feet and the true point of beginning; Thence Northeasterly to the Confluence of the Wind River with Panther Creek; Thence Southwesterly along the centerline of the Wind River to the South line of the Southwest ¼ of the Northwest ¼ of Section 8; Thence east along the South line of the Southwest ¼ of the Northwest ¼ of Section 8 to the true point of beginning.

TOGETHER WITH that portion of the Northwest ¼ of the Southwest ¼ lying North and westerly of the center of the Wind River.

Tax parcel No. 03-08-08-0-0-0600-00

PARCEL III

Beginning at the 'common corner' which is a point lying S 01-21-14 E, 3745.12 feet and S 89-23-44 E, 133.03 feet from the North ¼ corner of Section 7, Township 3 North, Range 8 East, W.M. in the County of Skamania and the State of Washington and which is marked by an iron rod with aluminum cap; thence N 89-23-14 W, 883.47 feet along a common line with Parcel 2 to the centerline of WIND RIVER and the northwest corner of this parcel description; thence along said centerline to a point lying S 12-40-57 W, 824.62 feet from said northwest corner; thence along said centerline to a point on the north-south centerline of said Section 7 which lies S 63-35-43 E, 1073.55 feet from said last call; thence S 01-21-14 E, 260.94 feet to the South ¼ corner of said Section 7; thence N 75-57-10 E, 779.30 feet along the south line thereof to a point; thence N 14-44-47 W, 106.75 feet to a point in the center of the old DETOUR ROAD [private]; thence N 68-55-11 W, 157.9 feet along said centerline; thence N 58-33-20 W, 367.56 feet along said centerline to an intersection with the centerline of ACKER ROAD [private]; thence Easterly along said centerline to a point which lies N 78-10-02 E, 363.84 feet from said last call (from which point an iron rod bears S 29-52-20 E, 5.94 feet) thence N 29-52-20 W, 1058.59 feet along a common line with Parcel 4 to the point of beginning; TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for access and utility purposes over, under and across said ACKER ROAD from Point "A" as follow, to wit: N 03-26-16 E, 40.40 feet; thence N 22-26-21 E, 62.71 feet; thence N 27-08-27 E, 12.91 feet to the Southwesterly right of way of WIND RIVER HIGHWAY, and there terminating; ALSO TOGETHER WITH AND SUBJECT TO an easement 60 feet in width for access and utility purposes over, under and across said NINA LANE (private road) ROAD from Point "A"; ALSO TOGETHER WITH AND SUBJECT TO an easement over said ACKER ROAD for ingress and egress for the common picnic area; ALSO TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width over DETOUR ROAD over and across that portion shared in common with Parcel 4.

Containing 35.90 acres, more or less.

SUBJECT TO the common rights reserved to the Picnic Area in that deed recorded as Book 187, Page 742, Deed records of Skamania County, Washington.

Tax Parcel No. 03-08-07-0-0-0602-00 and 03-08-07-0-0-0602-80

(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 grantee.

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.

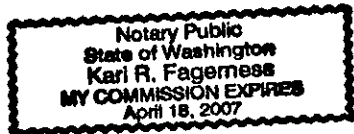
The true consideration for this conveyance \$1. However, the actual consideration consists of other value which is the whole consideration.

Dated June 16th, 2004;

Betty G. Brader

STATE OF WASHINGTON, County of Skamania) ss.

On this day personally appeared before me BETTY G. BRADER 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 mentioned. Given under my hand and official seal June 16, 2004.



Kari R. Fagerness

Notary Public of Washington
My commission expires 4-18-2007