

After recording return to:  
Woodrich & Archer LLP  
PO Box 510  
Stevenson, WA 98648

**REAL ESTATE EXCISE TAX**

24078  
JUL 20 2004

PAID

*Kempt*  
*by deputy*

SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

The Grantor, ERNEST NAIL, a widowed man, for and in consideration of love and affection, conveys and warrants to the Grantees, GEORGE DAVID NAIL, DONALD ERNEST NAIL and MARTHA KAY McKIBBIN, as joint tenants with a right of survivorship, each dealing in his own separate estate, the following described real estate, situated in the County of Skamania, State of Washington RESERVING UNTO THE GRANTOR the right to live and reside thereon for as long as he shall remain living, to wit:

That portion of the Northwest Quarter of the Southwest Quarter (N.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$ ) of Section 8, Township 3 North, Range 8 E.W.M., described as follows:

Beginning at a point on the south line of the N.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of the said Section 8 a distance of 619.3 feet east from the southwest corner of the N.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of the said Section 8; thence north  $42^{\circ} 38'$  west to intersection with the west line of the said Section 8; thence north along the west line of the said Section 8 to the center of the channel of Wind river; thence easterly following the center of the channel of Wind River to intersection with the east line of the N.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of said Section 8; thence south to the southwest corner of the N.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of said Section 8; thence west to the point of beginning.

Gary H. Martin, Skamania County Assessor

Date 7-20-04 Parcel #03-08-08-3-0-0100-00

TOGETHER WITH an easement for a private road as now constructed leading from the above described real property to State Secondary Highway No. 8-G

Tax Parcel No. 03-08-08-3-0-0100-00

On April 2, 1996, GEORGIA DEAN NAIL died leaving a will devising her estate to her surviving spouse ERNEST NAIL. On July 27, 2001, GEORGE DAVID NAIL, son of GEORGIA DEAN NAIL and ERNEST NAIL, petitioned Skamania County Superior Court for an Order of Adjudication of Testacy and Heirship, under Cause No. 01-4-00011-9, requesting distribution of the estate of GEORGIA DEAN NAIL to her surviving spouse, ERNEST NAIL. On August 2, 2001,

Skamania County Superior Court Judge E. Thompson Reynolds ordered the Estate of GEORGIA DEAN NAIL to be distributed to the surviving spouse, ERNEST NAIL, and if, within four months of the order, no petition was filed seeking the admission of a will of GEORGIA DEAN NAIL for probate, nor contesting the adjudication of heirship, the adjudication shall become final and conclusive for all legal intents and purposes; and no petition seeking the admission of a will of the decedent for probate, or contesting this adjudication of heirship, within four months of the order, was filed. The adjudication of the Estate of GEORGIA DEAN NAIL was re-opened on ~~June~~ July 1, 2004 in order to transfer the real property to her spouse, ERNEST NAIL, as granted in the Adjudication of Testacy and Heirship. The Personal Representative's deed transferring the real property to ERNEST NAIL was recorded as Skamania County Document No. 2004153752

This transfer with reserved life estate is done with the sole purpose of avoiding probate on the death of the Grantor and is not intended to convey any interest in the property to the Grantees during the Grantor's lifetime.

Dated this 15<sup>th</sup> day of July, 2004.

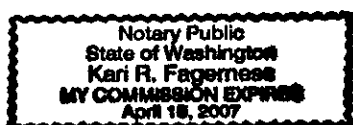
Ernest Nail

ERNEST NAIL, Grantor

STATE OF WASHINGTON )  
 ) ss  
County of Skamania )

On this day personally appeared before me ERNEST NAIL, 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 15<sup>th</sup> day of July, 2004.



Kari R. Fageress  
Notary Public in and for the  
State of Washington  
Commission expires 4-18-2004