

Doc # 2005155982
Page 1 of 14
Date: 01/21/2005 04:00P
Filed by: LEWIS ANGELO
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$32.00

After Recording Return to:
Mark R. Feichtinger
Stoel Rives LLP
805 Broadway, Suite 725
Vancouver, WA 98660

REAL ESTATE EXCISE TAX

24605
JAN 21 2005
PAID *Exempt*
Vickie Chelland Smith
SKAMANIA COUNTY TREASURER

**QUITCLAIM DEED
EXCHANGE 1**

Grantor(s):

1. Mary D. Angelo-Bailey
2. Lewis Angelo, Co-Trustee for the Angelo Family Trust
3. Frances Angelo, Co-Trustee for the Angelo Family Trust
4. Albert C. Angelo, Sr.
5. Theodore Angelo

Grantee(s):

1. Mary D. Angelo-Bailey
2. Lewis Angelo, Co-Trustee, for the Angelo Family Trust
3. Frances Angelo, Co-Trustee for the Angelo Family Trust
4. Albert C. Angelo, Sr.
5. Theodore Angelo

LEGAL DESCRIPTION:

1. S3 and S4, T1N, R5E, W.M.
2. Additional legal description is on Exhibits A, B, C, D, E, and F of this document.

Assessor's Property Tax Parcel Account Nos: 01 05 03 0 0 0400 00; 01 05 04 0 0 0600 00

Gary H. Martin, Skamania County Assessor
Date 1-21-05 Parcel # 01-05-03-0-0-0400-00
gn 01-05-04-0-0-0600-00

After Recording Return to:
Mark R. Feichtinger
Stoel Rives LLP
805 Broadway, Suite 725
Vancouver, WA 98660

QUITCLAIM DEED

(EXCHANGE 1)

This Quitclaim Deed is given to effectuate dissolution of a tenancy-in-common and to effectuate an IRS 1031 exchange among Mary D. Angelo-Bailey, a single woman ("Mary"), Lewis Angelo and Frances Angelo, as Co-Trustees for the Angelo Family Trust (collectively, "Trustees"), Albert C. Angelo, Sr., as his separate property ("Al") and Theodore Angelo, a single man ("Ted") (all collectively "Grantors"). Grantors own as tenants-in-common all of the following real property:

See attached Exhibit A ("Tract 5"), Exhibit B ("Tract 6"), Exhibit C ("Tract 7"), Exhibit D ("Tract 8"), Exhibit E ("Tract 4"), and Exhibit F ("Water Source").

Grantors desire to enter into an IRS 1031 exchange to dissolve and partition their tenancy-in-common and to each individually own parcels of the properties, of approximately similar exchange value.

NOW, THEREFORE, in consideration for the mutual exchange of property:

1. Tract 5: Grantors hereby convey and quitclaim to Ted, as his separate property, all interest in Tract 5, situate in Skamania County, Washington, together with any after-acquired title which Grantors may acquire in such property.

Grantors hereby also grant, convey and reserve to one another a perpetual, exclusive easement for an existing waterline ("Primary Waterline") for the carriage of water across Tract 5 for the exclusive benefit of Tract 4, described in the attached Exhibit E and each of the four parcels to be created within Tract 4, and the exclusive right to use the water source described in Exhibit F supplying the Primary Waterline to serve Tract 4 described in the attached Exhibit E and each of the four parcels to be created within Tract 4, and the exclusive right to use other existing easements for the Primary Waterline across third-party owned property. This easement shall be appurtenant to Tract 4 and each of the four parcels to be created within Tract 4. The owner of Tract 5 shall have no right to use the water source or the Primary Waterline for the benefit of Tract 5 or other properties, and agrees not to cover the waterline with foundations, structures or buildings.

The scope of this easement shall include the placement, maintenance, repair or replacement of the Primary Waterline and the use of the Primary Waterline for agricultural, ranching and livestock purposes, and for domestic use and landscaping uses, and the expansion of the Primary Waterline and source as required for these purposes. The owners of the four parcels to be created within Tract 4 shall share equally the cost of operating, maintaining, repairing and replacing the spring waterworks and the Primary Waterline across Tract 5 and other property across which the Primary Waterline crosses, and shall have the right to access Tract 5 and the Primary Waterline as reasonably required for such purposes.

Each of the easements granted and reserved pursuant to this Deed and the agreements and covenants related thereto shall be binding upon the parties hereto, their respective successors and assigns, and appurtenant to the real property benefited by such easements, covenants and agreement as described in the attached exhibits.

2. Tract 6: Grantors hereby convey and quitclaim to Mary, as her separate property, all interest in Tract 6, situate in Skamania County, Washington, together with any after-acquired title which Grantors may acquire in such property.
3. Tract 7: Grantors hereby convey and quitclaim to Trustees all interest in Tract 7, situate in Skamania County, Washington, together with any after-acquired title which Grantors may acquire in such property.
4. Tract 8: Grantors hereby convey and quitclaim to A1, as his separate property, all interest in Tract 8, situate in Skamania County, Washington, together with any after-acquired title which Grantors may acquire in such property.

This Deed may be executed in several counterparts, each of which shall be fully effective as an original and all of which together shall constitute one and the same instrument effective as of the date below.

Dated as of the 11th day of January, 2005.

[Signature Pages Follow]

GRANTORS:

Mary:

Mary D. Angelo-Bailey, aka Mary Dora Bailey

By:

James David Bailey
James David Bailey, Attorney-in-Fact

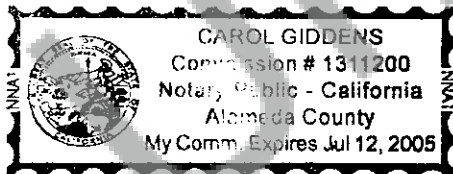
STATE OF California)
COUNTY OF Alameda) ss.

On this day personally appeared before me JAMES DAVID BAILEY, attorney in fact for MARY D. ANGELO-BAILEY, to me known to be the individual or individuals 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 mentioned.

Given under my hand and official seal Jan. 4, 2005.

Signature: Carol Giddens

Name (Print): CAROL GIDDENS



NOTARY PUBLIC in and for the State
Of California, residing at Livermore, Ca
My appointment expires: July 12, 2005

Trustees:

Angelo Family Trust

By: Lewis Angelo
Lewis Angelo, Co-Trustee

STATE OF WASHINGTON

COUNTY OF CLARK

On this 4 day of January, 2005, before me personally appeared LEWIS ANGELO, to me known to be a Co-Trustee of the ANGELO FAMILY TRUST, the Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Signature: Linda A. Price

Name (Print): Linda A. Price

NOTARY PUBLIC in and for the State
Of Washington, residing at Clark County
My appointment expires: 3/15/08

Trustees:

Angelo Family Trust

By: Frances Angelo
Frances Angelo, Co-Trustee

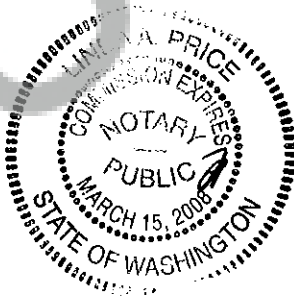
STATE OF WASHINGTON

COUNTY OF Clark

)
ss.
)

On this 4 day of January, 2005, before me personally appeared FRANCES ANGELO, to me known to be a Co-Trustee of the ANGELO FAMILY TRUST, the Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Signature: Linda A. Price

Name (Print): Linda A. Price

NOTARY PUBLIC in and for the State
of Washington, residing at Clark County
My appointment expires: 3/15/08

At:

Albert C. Angelo Sr.
Albert C. Angelo, Sr.

STATE OF WASHINGTON)
COUNTY OF CLARK)ss.

On this day personally appeared before me ALBERT C. ANGELO, SR., to me known to be the individual or individuals 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 mentioned.

Given under my hand and official seal this 11 day of January 2005

Signature: Lynthia K. Casteel

Name (Print): Lynthia K. Casteel

NOTARY PUBLIC in and for the State
of Washington, residing at Brush Prairie
My appointment expires: 10/31/06

Ted:

Theodore Angelo

By:

Theodore Angelo
Theodore Angelo

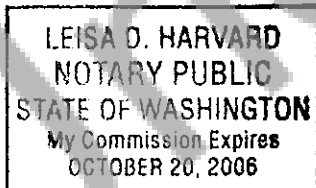
STATE OF WASHINGTON

COUNTY OF CLARK

)
)ss.
)

On this day personally appeared before me THEODORE ANGELO, to me known to be the individual or individuals 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 mentioned.

Given under my hand and official seal this 4th day of January, 2005.



Signature:

Leisa D. Harvard

Name (Print):

LEISA D. HARVARD

NOTARY PUBLIC in and for the State
of Washington, residing at

My appointment expires: Vancouver
10/20/06



LAWSON

Land Services, Inc.

- Surveying
- Engineering
- Environmental
- Planning

113 South Parkway Avenue

Battle Ground, WA 98604

360-687-0500

Fax 360-687-0522

November 29, 2004

Description for Angelo Tract 5

All of Government Lot 4 in Section 3, Township 1 North, Range 5 East,
Willamette Meridian.

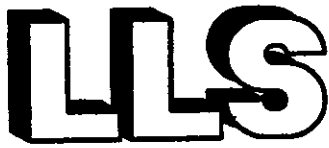
Gary H. Martin, Skamania County Assessor

Date 1-21-05

Parcel #

A portion of
21-65-03-0-0-0400-00

EXHIBIT A



LAWSON

Land Services, Inc.

- Surveying
- Engineering
- Environmental
- Planning

113 South Parkway Avenue

Battle Ground, WA 98604

360-687-0500

Fax 360-687-0522

November 29, 2004

Description for Angelo Tract 6

The East 25 acres of the Southeast one-quarter of the Northeast one-quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian;

Except that portion laying East of the centerline of Salmon Falls County Road.

Containing 24.7 acres, more or less, and all lying and being in the County of Skamania, State of Washington.

Gary H. Martin, Skamania County Assessor.

Date 1-21-05 Parcel # 01-05-04 0.0-0600-00

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EXHIBIT B



- Surveying
- Environmental
- Engineering
- Planning

113 South Parkway Avenue

Battle Ground, WA 98604

360-687-0500

Fax 360-687-0522

December 16, 2004

**Description for Angelo
Tract 7**

BEGINNING at the Northwest corner of the Southwest one-quarter of Section 3, Township 01 North, Range 5 East, Willamette Meridian;
THENCE South $01^{\circ}01'33''$ West along the West line of said Southwest one-quarter 775.15 feet to the Northwest corner of the Dalen Short Plat recorded in Book 3, Page 32;
THENCE South $89^{\circ}57'32''$ East along the North line of said Short Plat 636.91 feet;
THENCE North $01^{\circ}20'39''$ East, 1307.49 feet to the Centerline of Salmon Falls Road;
THENCE North $86^{\circ}29'01''$ West along said centerline 233.24 feet to a 130-foot radius curve to the right the chord of which bears North $63^{\circ}43'52''$ West 100.56 feet;
THENCE along said curve 103.25 feet;
THENCE North $40^{\circ}58'42''$ West, 56.18 feet to a 675-foot radius curve to the left, the chord of which bears North $51^{\circ}38'41''$ West, 249.87 feet;
THENCE along said curve 251.32 feet;
THENCE North $62^{\circ}18'41''$ West 45.58 feet to a 115-foot radius curve to the right, the chord of which bears North $49^{\circ}53'02''$ West, 49.50 feet;
THENCE along said curve 49.89 feet to the West line of the Northwest one-quarter of said Section 3;
THENCE South $01^{\circ}20'39''$ West, 841.23 feet to the **POINT OF BEGINNING**;

Containing 20.7 acres more or less.

20.0 acres more or less exclusive of Right-of-way.

Subject to County road Right-of-way.

Gary H. Martin, Skamania County Assessor

Date 1-21-05 Parcel # A portion of 01-05-03-0-0400-00

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EXHIBIT C



LAWSON

Land Services, Inc.

- Surveying
- Engineering
- Environmental
- Planning

113 South Parkway Avenue

Battle Ground, WA 98604

360-687-0500

Fax 360-687-0522

December 16, 2004

Description for Angelo Tract 8

COMMENCING at the Northwest corner of the Southwest one-quarter of Section 3, Township 01 North, Range 5 East, Willamette Meridian;
THENCE South $01^{\circ}01'33''$ West along the West line of said Northwest one-quarter 775.15 feet to the North boundary of the Dalen Short Plat recorded in Book 3, Page 32;
THENCE South $89^{\circ}57'32''$ East along said North boundary of said Short Plat, 636.91 feet to the POINT OF BEGINNING;
THENCE continuing South $89^{\circ}57'32''$ East, 333.65 feet;
THENCE North $02^{\circ}18'37''$ East, 214.15 feet;
THENCE South $87^{\circ}41'23''$ East, 532.28 feet to the centerline of Salmon Falls Road;
THENCE North $03^{\circ}53'15''$ East along said centerline, 583.44 feet to the North line of said Northwest one-quarter;
THENCE North $89^{\circ}57'31''$ West, 229.04 feet to the East line of the Southwest one-quarter of the Northwest one-quarter of said Section 3;
THENCE North $01^{\circ}19'34''$ East, along the East line of said Southwest one-quarter Northwest one-quarter 431.14 feet to the centerline of Salmon Falls Road;
THENCE North $73^{\circ}27'35''$ West, 212.00 feet to a 500-foot radius curve to the left the chord of which bears North $79^{\circ}58'18''$ West, 113.41 feet;
THENCE North $86^{\circ}29'01''$ West along said centerline 349.70 feet to a point that bears North $01^{\circ}20'39''$ East from the POINT OF BEGINNING;
THENCE South $01^{\circ}20'39''$ West, 1307.49 feet to the POINT OF BEGINNING;

Containing 20.8 acres more or less.

20.4 acres more or less exclusive of Right-of-way.

Subject to County road Right-of-way.

Gary H. Martin, Skamania County Assessor

Date 1-21-05 *A portion of*
Parcel # 01-05-03-0-0-0400-00



EXHIBIT D



LAWSON

Land Services, Inc.

- Surveying
- Engineering
- Environmental
- Planning

113 South Parkway Avenue

Battle Ground, WA 98604

360-687-0500

Fax 360-687-0522

November 29, 2004

Description for Angelo Tract 4

BEGINNING at the Northeast corner of the Southwest one-quarter of the Northwest one-quarter of Section 3, Township 1 North, Range 5 East, Willamette Meridian;
THENCE South $01^{\circ}19'34''$ West, along the East line of said Southwest one-quarter, of the Northwest one-quarter, 885.39 feet to the centerline of Salmon Falls Road;
THENCE North $73^{\circ}27'35''$ West, 212.00 feet to a 500-foot radius curve to the left, the chord of which bears North $79^{\circ}58'18''$ West, 113.41 feet;
THENCE along said curve, 113.66 feet;
THENCE North $86^{\circ}29'01''$ West, along said centerline, 582.94 feet to a 130-foot radius curve to the right, the chord of which bears North $63^{\circ}43'52''$ West, 100.56 feet;
THENCE along said curve 95.62 feet;
THENCE North $40^{\circ}58'42''$ West, 56.18 feet to a 675-foot radius curve to the left, the chord of which bears North $51^{\circ}38'41''$ West, 249.87 feet;
THENCE along said curve, 251.32 feet;
THENCE North $62^{\circ}18'41''$ West, 45.58 feet to a 115-foot radius curve to the right, the chord of which bears North $32^{\circ}41'53''$ West, 113.65 feet;
THENCE along said curve, 118.88 feet;
THENCE North $03^{\circ}05'04''$ West, 37.53 feet to a 750-foot radius curve to the right, the chord of which bears North $00^{\circ}53'29''$ East, 104.00 feet;
THENCE along said curve 104.09 feet;
THENCE North $04^{\circ}52'02''$ East, 274.07 feet to the North line of the Southeast one-quarter, of the Northeast one-quarter, of Section 4;
THENCE leaving said centerline of Salmon Falls Road, South $88^{\circ}38'40''$ East, 11.91 feet to the said Northwest corner of the Southwest one-quarter, of the Northwest one-quarter, of Section 3;
THENCE South $89^{\circ}50'07''$ East, 1307.20 to the **POINT OF BEGINNING**.

Gary H. Martin, Skamania County Assessor

Date 1-21-05 *SPR* *A portion of*
Page 01-05-03-0 of 0400-00

Containing 22.7 acres, more or less.

Subject to county road Right-of-way.

EXHIBIT E

EXHIBIT F

Legal Description of Water Source

That certain spring (0.06 acres) represented by Tax Serial No. 0105030050, which is approximately 500 feet south and 300 feet west of the Northeast corner of the Northwest Quarter of Section 3, T1N, R5E, W.M., as described in that certain Warranty Deed dated March 1, 1947, from Sam Angelo and Julia Di Angelo, husband and wife, grantors, to R.J. Reude and Orale E. Reude, husband and wife, recorded under Auditor's File No. 36364 in Vol. 31, at Page 310, Deed Records of Skamania County, Washington.

AND ALSO described as Parcel No. 6 in that certain Deed of Personal Representative dated December 18, 1987, from Albert C. Angelo, Lewis Angelo, Mary D. Angelo Bailey and Ted Angelo, individually and as personal representatives of the joint estates of Sam Angelo and Julia Di Angelo, grantors, to Albert C. Angelo, Lewis Angelo, Mary D. Angelo Bailey and Ted Angelo, recorded under Auditor's File No. 104488 in Book 107, Page 998, Deed Records of Skamania County, Washington.