

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

REAL ESTATE EXCISE TAX

25120

JUL 26 2005

PAID

Exempt
Vickie Clelland, Deputy
SKAMANIA COUNTY TREASURER

QUITCLAIM DEED

EXCHANGE 2

Grantor(s):

1. Estate of Mary D. Bailey, by James D. Bailey, Personal Representative
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. Estate of Mary D. Bailey, by James D. Bailey, Personal Representative
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. SW 1/4 of S03, T1N, R5E, W.M., Skamania County, WA
2. Additional legal description is on page 2 and Exhibit A of this document.

Assessor's Property Tax Parcel Account Nos:

Gary H. Martin, Skamania County Assessor

Date

7-26-05

Parcel #

01-05-03-3-0-0200
01-05-03-3-0-0201
01-05-03-3-0-0202
01-05-03-3-0-0203

Doc # 2005158111
Page 1 of 18
Date: 07/26/2005 11:06A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$28.00

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

**QUITCLAIM DEED
(EXCHANGE 2)**

This Quitclaim Deed is given to effectuate dissolution of a tenancy-in-common and to effectuate an IRS 1031 exchange among the Estate of Mary D. Bailey, by James D. Bailey, Personal Representative ("Bailey"), 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:

Lots 1, 2, 3 and 4, Capehorn South Short Plat, recorded June 3, 2005 in the official records of Skamania County, Washington, at Auditor's File No. 2005157517. A copy of the recorded Short Plat is attached as Exhibit A.

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, Grantors hereby convey and quitclaim the parcels described in Exhibit A as follows:

All interest in Lot 1, Capehorn South Short Plat, situate in Skamania County, Washington, to Al, as his separate property, together with any after-acquired title which Grantors may acquire in such property.

All interest in Lot 2, Capehorn South Short Plat, situate in Skamania County, Washington, to Trustees, together with any after-acquired title which Grantors may acquire in such property.

All interest in Lot 3, Capehorn South Short Plat, situate in Skamania County, Washington, to Bailey, together with any after-acquired title which Grantors may acquire in such property.

All interest in Lot 4, Capehorn South Short Plat, situate in Skamania County, Washington, to Ted, as his separate property, 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 16th day of June, 2005.

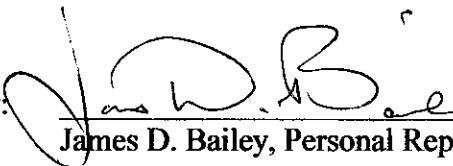
[Signature Pages Follow]

Unofficial
Copy

DOC # 2005158111
Page 3 of 15

GRANTORS:

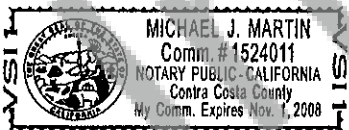
Estate of Mary D. Bailey

By: 
James D. Bailey, Personal Representative

STATE OF California)
COUNTY OF Contra Costa) ss.


On this day personally appeared before me **JAMES D. BAILEY, Personal Representative of the Estate of Mary D. 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 June 16, 2005.



Signature: 

Name (Print): Michael J. Martin

NOTARY PUBLIC in and for the State California 
of California, residing at 231 Market Pl. San Ramon 94583
My appointment expires: NOV. 1, 2008

Trustees:

By:

Lewis Angelo
Lewis Angelo, Co-Trustee of the Angelo Family Trust dated
April 23, 1991, as amended

By:

Frances Angelo
Frances Angelo, Co-Trustee of the Angelo Family Trust dated
April 23, 1991, as amended

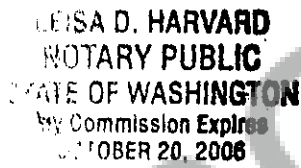
STATE OF WASHINGTON)

)ss.

COUNTY OF CLARK)

On this 20th day of May, 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: Leisa D. Harvard

Name (Print): LEISA D. HARVARD

NOTARY PUBLIC in and for the State

Of WA, residing at Vancouver

My appointment expires: 10-20-06

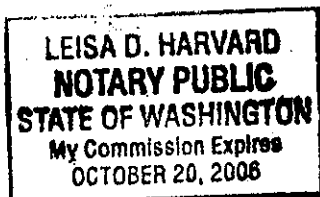
STATE OF WASHINGTON)

)ss.

COUNTY OF CLARK)

On this 20th day of May, 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 she 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: Leisa D. Harvard

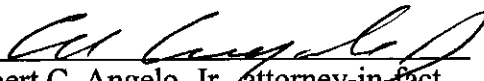
Name (Print): LEISA D. HARVARD

NOTARY PUBLIC in and for the State

Of WA, residing at Vancouver

My appointment expires: 10-20-06

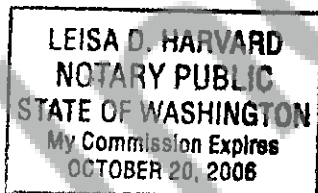
At:



Albert C. Angelo, Jr., attorney-in-fact
for Albert C. Angelo, Sr.

STATE OF WASHINGTON)
COUNTY OF CLARK)ss.

On this day personally appeared before me ALBERT C. ANGELO, JR., attorney-in-fact for 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 19th day of May, 2005.



Signature: 

Name (Print): LEISA D. HARVARD

NOTARY PUBLIC in and for the State
of Washington, residing at VANCOUVER
My appointment expires: 10-20-06

Ted:

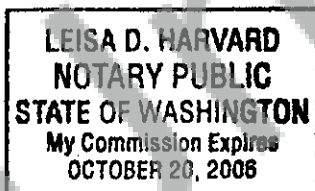
Theodore Angelo

By: Theodore Angelo
Theodore Angelo

STATE OF WASHINGTON)
)ss.
COUNTY OF CLARK)

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 20th day of May, 2005.



Signature: Leisa D. Harvard

Name (Print): LEISA D HARVARD

NOTARY PUBLIC in and for the State
of Washington, residing at VANCOUVER
My appointment expires: 10-20-2010

EXHIBIT A
(Capehorn South Short Plat)

Unofficial
Copy

Doc # 2005158111
Page 3 of 10

Large Description	Small Description
Commanding at the center of Section 3, Township 1 North, Range 5	
THICKNESS North 85°37'15" West 421.79 feet to a point on the projection	
of the West line of the Angelo Short Plat as recorded in Book 3, Page	
262 of Stinchcomb County records and the POINT OF BEGINNING.	
THICKNESS North 03°06'24" East 12.76 feet to the centerline of Mabee	
Trunk Road.	
THICKNESS South 82°39'47" West along the centerline of Mabee Midge	
road, 656.89 feet to the intersection of Mabee Midge road and Salmon	
Fish Road.	
THICKNESS South 03°35'15" West, 803.21 feet to a 636.80-foot radius	
curve, 11.03 feet.	
THICKNESS along the chord of which Mabee Midge road 03°12'45" East,	
11.03 feet.	
THICKNESS North 82°41'40" East, 893.75 feet to the west line of said	
Angelo Short Plat.	
THICKNESS North 03°06'24" East, 599.68 feet to the POINT OF BEGINNING.	
Containing 9.80 acres	
Subject to County road Right-of-way	

Large Description	Small Description
Commanding at the center of Section 3, Township 1 North, Range 5	
THICKNESS North 85°37'15" West 421.79 feet to a point on the projection	
of the West line of the Angelo Short Plat as recorded in Book 3, Page	
262 of Starchenko County records and the POINT OF BEGINNING.	
THICKNESS North 03°06'24" East 12.76 feet to the centerline of McCabe	
Trunk Road.	
THICKNESS South 82°39'47" West, along the centerline of McCabe Trunk	
Road, 656.98 feet to the intersection of McCabe Trunk Road and Salmon	
Fish Road.	
THICKNESS South 03°35'15" West, 803.21 feet to a 636.80-foot radius	
curve, 11.03 feet.	
THICKNESS along the chord of which bears South 03°12'45" East,	
THICKNESS along and curve 91.11 feet.	
THICKNESS North 82°41'40" East, 893.75 feet to the west line of said	
Angelo Short Plat.	
THICKNESS North 03°06'24" East, 599.68 feet to the POINT OF BEGINNING.	
Containing 9.80 acres	
Subject to County road Right-of-way	

By: James David Bailey, Attorney-in-Fact
for Mary D. Angelo-Bailey

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 this _____ day of _____, 2005

Signature: _____
Name (Print): _____
NOTARY PUBLIC in and for the State of _____
residing at _____
My appointment expires: _____

By: Albert C. Angelo Jr., Attorney-in-Fact
for Albert C. Angelo Sr.

On this 15th personally appeared before me ALBERT C. ANGELO JR., attorney in fact for 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 _____ day of _____, 2005

Signature: _____
Name (Print): _____
NOTARY PUBLIC in and for the State of _____
residing at _____
My appointment expires: _____



STATE OF _____)
COUNTY OF _____) ss.

On this day personally appeared before me LEWIS ANGELO, to me known to be the true and lawful owner and possessor of the within and foregoing instrument, the ANGELLO FAMILY TRUST, the Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the true and voluntary act and deed of said Trust, for the uses and purposes therein mentioned and on each stated that he was authorized to execute said instrument on behalf of said Trust.

Given under my hand and official seal this _____ day of _____, 2005.

Given under my hand and official seal this _____ day of _____, 2005.

Signature: _____
 Name (Print): _____
 NOTARY PUBLIC in and for the State of _____
 residing at _____
 My appointment expires: _____

STATE OF _____)
COUNTY OF _____) ss:

On this day personally appeared before me FRANCES L. ANGELO, to me known to be a trustee of the ANGELO FAMILY TRUST, the Trust that executed the willin, 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.

Given under my hand and official seal this _____ day of _____, 2005.

Given under my hand and official seal this _____ day of _____, 2005.

Signature: _____
Name (Print): _____
NOTARY PUBLIC in and for the State of _____
residing at _____
My appointment expires: _____

DRAWING BY: MOB	SCALE: 1"=100'	FILE NO: C-030100E
CHECKED BY: JAL	408 NO: 04-125	SHEET 2 OF 2

K:\04-125\dwg\04-125 H.dwg May 11, 2005 2:59pm