

Doc # 2006163754
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Date: 11/20/2006 11:59A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$37.00

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

REAL ESTATE EXCISE TAX

26415

NOV 20 2006

PAID

Exempt

W. Lee Chelland
SKAMANIA COUNTY TREASURER

QUITCLAIM DEED
Lot 2 - Capehorn North Short Plat

Grantor(s):

1. Estate of Mary D. Angelo-Bailey, by James D. Bailey, Personal Representative
2. Albert C. Angelo, Sr.
3. Theodore Angelo

Gary H. Martin, Skamania County Assessor

Grantee(s):

Date 11/20/06 Parcel # 1-5-3-404

1. Lewis Angelo, Co-Trustee for the Angelo Family Trust *J.M.*
2. Frances Angelo, Co-Trustee for the Angelo Family Trust

LEGAL DESCRIPTION:

1. A portion of the NW ¼ of Section 3, and the NE ¼ of Section 4, T1N, R5E, W.M.
2. Additional legal description is on page 2 of this document.

Assessor's Property Tax Parcel Account No: 01050300040400

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

QUITCLAIM DEED
Lot 2 – Capehorn North Short Plat

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. Angelo-Bailey, by James D. Bailey, personal representative, Albert C. Angelo, Sr., as his separate property, Theodore Angelo, a single man (all collectively “Grantors”), and Lewis Angelo and Frances Angelo, as Co-Trustees for the Angelo Family Trust (“Grantee”). Grantors and Grantee own as tenants-in-common all of the following real property:

Lots 1, 2, 3 and 4, Capehorn North Short Plat, recorded October 16, 2006, in the Officials Records of Skamania County, Washington, at Auditor’s File No. 2006163370.

Grantors and Grantee 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, release and quitclaim to Grantee all right title and interest in and to the following described real property: Lot 2, Capehorn North Short Plat, situate in Skamania County, Washington, together with any after-acquired title which Grantors may acquire in such property.

Grantors further grant and convey to Grantee for the benefit of Lot 2 of the Capehorn North Short Plat, and reserve unto Grantors for benefit of their respective interests in Lots 1, 3 and 4 of the Capehorn North Short Plat, perpetual easements, appurtenant to their respective properties, for access, including vehicular access, and for existing or future public or private or community utilities, waterlines and other services, upon, under and across the private roadway and utility easement depicted on Capehorn North Short Plat, recorded at Skamania County Auditor’s File No. 2006163370, which easements shall include the rights to use, install, improve, maintain and repair and to replace, subject to the provisions of that Declaration, Covenants, Conditions and Restrictions, and Road Maintenance Agreement dated September 2006, recorded at Skamania County Auditor’s File No. 2006163372.

Grantors further grant and convey to Grantee for the benefit of Lot 2 of the Capehorn North Short Plat, and reserve unto Grantors for benefit of their respective interests in Lots 1, 3 and 4 of the Capehorn North Short Plat, all water rights and perpetual easements, appurtenant to their respective properties, for use and conveyance of water and a primary waterline and water

source upon, under and across the Primary Water Line easement and the Access, Utility and Primary Waterline easement depicted on the Capehorn North Short Plat, including the rights and easements described in that instrument recorded at Skamania County Auditor's File No. 2005155982, and including the rights to use, install, improve, maintain, repair or replace the Primary Waterline and other distribution lines and the water source for agricultural, ranching and livestock purposes, and for domestic use and landscaping purposes, and the expansion of the Primary Waterline and water source as required for these purposes, subject to the provisions of that Quitclaim Deed recorded at Skamania County Auditor's File No. 2006163371.

Subject to:

(1) Easement recorded at Book W, Page 578, official records of Skamania County, Washington, granted to Northwestern Electric Company for purposes of erecting, maintaining and operating 1 stub pole and 3 anchors of a pole line for transmission of electrical current.

(2) Easement recorded at Skamania County Auditor's File No. 2006163371. Purpose: water line and water rights.

(3) Private road maintenance agreement recorded at Skamania County Auditor's File No. 2006163372.

(4) Easements recorded at Skamania County Auditor's File No. 2005155982.

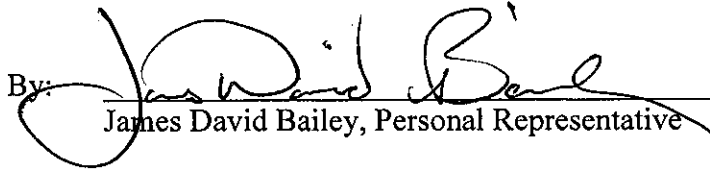
This Deed may be executed in several counterparts, each of which shall be fully effective as an original and all of which together shall constitute one and the same instrument effective as of the date below.

Dated as of the 4th day of November, 2006.

[Signature Pages Follow]

GRANTOR:

Estate of Mary D. Angelo-Bailey, aka Mary Dora Bailey

By: 
James David Bailey, Personal Representative

STATE OF CALIFORNIA

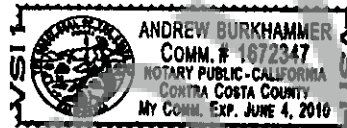
COUNTY OF Contra Costa

} ss.

On November 4th, 2006 before me, Andrew Burkhammer, Notary Public, personally appeared JAMES DAVID BAILEY, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public



GRANTOR:

Albert C. Angelo, Sr.

By: *Albert C. Angelo, Jr.*
Albert C. Angelo, Jr., Attorney in Fact



STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me ALBERT C. ANGELO, JR., as 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, as attorney in fact, for the uses and purposes mentioned.

Given under my hand and official seal this 26 day of October, 2006.

Signature: *Kristy J. Hicks*

Name (Print): Kristy J. Hicks

NOTARY PUBLIC in and for the State
of Washington, residing at 2860 SW Butler Rd. Gresham, OR
My appointment expires: 7/15/09

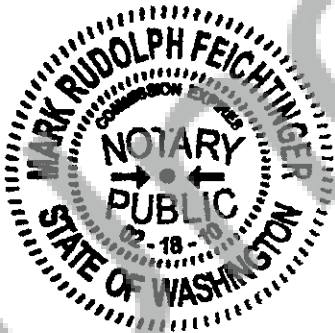
GRANTOR:

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 27th day of October, 2006.



Signature: Mark R. Feichtinger

Name (Print): Mark R. Feichtinger

NOTARY PUBLIC in and for the State
of Washington, residing at Vancouver
My appointment expires: 02/18/10

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