

WHEN RECORDED MAIL TO  
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Landerholm, Memovich, et. al.  
PO Box 1086  
Vancouver, WA 98666-1086

REAL ESTATE EXCISE TAX

27013

MAY 14 2007

PAID

*exempt*  
*Vickie Chiles*  
SKAMANIA COUNTY TREASURER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**TRUSTEE'S DEED**

**GRANTOR:** FIRST INDEPENDENT BANK, a Washington corporation with its principal office in Vancouver, Washington.

**GRANTEE:** GRANTEES, PAUL A. CHILES and JOYCE A. CHILES, Trustees of the Chiles Trust dated July 17, 1973, as amended (hereinafter referred to as the "Trust")

**RECITALS:**

- a. The Trust was executed on July 17, 1973, by and between PAUL A. CHILES and JOYCE A. CHILES, husband and wife, as Trustors, and FIRST INDEPENDENT BANK, as Trustee.
- b. An Amendment and Restatement to the Chiles Trust was executed on September 8, 2006. Pursuant to such Amendment and Restatement, the name of the Trust was changed from the Chiles Family Trust to the Chiles Trust. Furthermore, PAUL A. CHILES and JOYCE A. CHILES are currently serving as the Trustees of the Trust.
- c. For the purposes of providing greater administrative efficiency in the management of the Trust, FIRST INDEPENDENT BANK is transferring to PAUL A. CHILES and JOYCE A. CHILES, Trustees of the Trust, the following described real property situated in Skamania County, State of Washington:

*Parcel 1*

*That portion of Government Lot 2 and Government Lot 3, Section 29, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania, State of Washington described as follows:*

See attached Exhibit "A" for a complete legal description.

Assessor's Parcel No: 03082900150000

*210*  
*5/14-07*

DOC # 2007166110  
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## EXHIBIT A

### PARCEL I

That portion of Government Lot 2 and Government Lot 3, Section 29, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania, State of Washington described as follows:

Beginning at an intersection of the Southerly line of the Burlington Northern Railroad Company right of way and the West line of said Government Lot 3, thence South  $12^{\circ}56'31''$  East 368.70 feet to a point on the normal high water mark of the Columbia River Bonneville Pool, thence West 88.71 feet to a point on the West line of said Government Lot 3 (hereinafter called point "A"), thence North  $00^{\circ}58'38''$  East, 359.39 feet along said line to the point of beginning.

AND

All that portion of said Government Lot 2, when measured at right angle to the East line thereof, which lies North of the above described Point "A", South of the Southerly line of the Burlington Northern Railroad Company right of way and East of the center line of Carson Creek.

### PARCEL II

A portion of Lot 1 of the Charles and Vicky Seward Short Plat in Government Lot 2, Section 29, Township 3 North, Range 8 East of the Willamette Meridian located in the County of Skamania and State of Washington, described as follows:

Beginning at the Northeast Corner of Lot 1 and proceeding South in a straight line (South  $0^{\circ}58'38''$  West) 210.16 feet to the point where said line intersects with Northern edge of Burlington Northern Railway right of way, then proceeding in a Southwest direction along said railroad right of way 486.51 feet to a point then continuing West 365 feet to a point, then North 253.49 feet (North  $10^{\circ}55'25''$  West) along the East boundary line of Lot 2, to the Northeast corner of Lot 2, and then continuing this same bearing 169 feet more or less until intersecting the North boundary line of Lot 1, then from this point proceed East (South  $88^{\circ}57'45''$  East) 370 feet more or less to the point of beginning.

### PARCEL III

All that portion lying Easterly of the following line and Westerly of Carson Creek, describing the Easterly line as follows:

Beginning at the Northeast Corner of Lot 2 of the Charles and Vicky Seward Short Plat recorded in Book 3 of Short Plats, Page 249, in Section 29, Township 3 North Range 8 East of the Willamette Meridian; thence South  $10^{\circ}55'25''$  East 234.41 feet, to the end of the East line.

EXCEPT that portion lying Northerly of the Southerly line of the Spokane, Portland, and Seattle Railroad Company right of way.

Skamania County Assessor

Date 5-14-07 Parcel 03082900150000

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## EXHIBIT A

### SPECIAL EXCEPTIONS

1. Right of Way Easement for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded June 4, 1912 in Book N, Page 588, Skamania County Deed Records (Affects Parcel I and II).
2. Right of Way Easement for Electric Transmissions and Distributing Lines, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded June 24, 1912 in Book N, Page 616, Skamania County Deed Records (Affects Parcel II).
3. Flowage Easement, including the terms and provisions thereof, in favor of the United States of America, recorded May 23, 1936 in Book Y, Page 521, Auditor File No. 22335, Skamania County Deed Records (Affects Parcel I & II).
4. Flowage Easement, including the terms and provisions thereof, in favor of the United States of America, recorded April 12, 1973 in Book 65, Page 98, Auditor File No. 75941, Skamania County Deed Records.
5. The rights of fishing, navigation and commerce in the State of Washington, the Federal Government, and the public in and to that portion thereof, lying below the ordinary high water mark of the Columbia River.
6. Title to artificially filled lands, submerged lands and lands lying below the ordinary high water mark of the Columbia River.
7. Any adverse claims based upon the assertion that the Columbia River has moved.
8. Flowage Easement, including the terms and provisions thereof, recorded April 16, 1973 in Book 65, Page 116, Auditor File No. 75961, Skamania County Deed Records.
9. Conditions, including the terms and provisions thereof, recorded October 12, 1995 in Book 152, Page 929 and Page 932.
10. Road Maintenance Agreement, including the terms and provisions thereof, recorded October 4, 1994 in Book 146, Page 245.  
  
NOTE: This does not affect this parcel yet, until an access is given by owners of Lot 1.
11. Easement for WALKWAY, including the terms and provisions thereof in favor of Terry Sehy, et ux by instrument recorded January 25, 2000 in Book 196, Page 260.
12. Rights of others thereto entitled in and to the continued uninterrupted flow of Carson Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
13. Any adverse claims based upon the assertion that Carson Creek has moved.
14. We find No Recorded Access over the Spokane, Portland and Seattle Railway Company right of way.
15. Drainage Easement as shown on the recorded Short Plat, recorded in Book 3 of Short Plats, Page 249.
16. Easement for Access across Lot 1 of Short Plat, recorded in Book 3 of Short Plat, Page 249.