WHEN RECORDED MAIL TO

T. Randall Grove, Attorney at Law Landerholm, Memovich, et. al. PO Box 1086

REAL ESTATE EXCISE TAX Vancouver, WA 98666-1086

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MAY 1 4 2007 PAID Usemon

SKAMANIA COUNTY TREASURER

Doc# 2007166110 Page 1 of 4 Date: 05/15/2007 08:30A Filed by: LANDERHOLM, MEMOVICH ETAL Filed & Recorded in Official Records of SKAMANIA COUNTY SKAMANIA COUNTY AUDITOR J MICHAEL GARVISON

Fee: \$35.00

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:

- The Trust was executed on July 17, 1973, by and between PAUL A. CHILES and a. JOYCE A. CHILES, husband and wife, as Trustors, and FIRST INDEPENDENT BANK, as Trustee.
- An Amendment and Restatement to the Chiles Trust was executed on September 8, b. 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.
- For the purposes of providing greater administrative efficiency in the management c. 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

DOC# 2007166110
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NOW, THEREFORE, the above-named GRANTOR, by way of allocation and distribution, hereby conveys and warrants to the above-named GRANTEE all (a 100% interest) in and to the real property legally described above, together with any interest in such real property that the Grantor may hereafter acquire.

The liability and obligations of the Grantor to the Grantee and Grantees' successors under the warranties contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to the Grantor under any title insurance policy. The Grantor shall have no liability or obligations except to the extent that reimbursements for such liability or obligation is available to the Grantor under any title insurance policy.

	•	
	DATED this 19^{a} day of γ	<u>March</u> , 2007.
		By: Dante a Some 2. Ofck
		FIRST INDEPENDENT BANK
STAT	E OF WASHINGTON)	

I certify that I know or have satisfactory evidence that <u>Caple A. Garzeles</u>, the duly authorized representative of FIRST INDEPENDENT BANK, appeared before me, and such person acknowledged that such person signed this instrument and acknowledged it to be the free and voluntary act and deed of said corporation, for the uses and purposes herein mentioned, and on oath stated that they were authorized to execute this instrument.

MOLLY A. FILBIN
NOTARY PUBLIC

County of Clark

STATE OF WASHINGTON COMMISSION EXPIRES JANUARY 15, 2008 Notary Public in and for the State of Washington, residing at Clark County.

My appointment expires: Induary 15 2008

EXHIBIT A

PÄRCEL 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 Machington 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°56'31" East 368,70 feet to a point on the normal high water mark of the Columbia River Bonneville Pool, thence Nest 88.71 feet to a point on the West line of said Government Lot 3 (bersinafter called point "A"), thence North 00°58'38" East, 359.39 feet along said line to the point of beginning.

BNM

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 Rurlington Northern Railroad Company right of way and last 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 & East of the Willemetts Meridian Located in the County of Skamenia and State of Washington, described as follows:

Beginning at the Northeast Corner of Lot 1 and proceeding South in a straight line (South 10.58.38. West) 210.16 feet to the point where said line interacts 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 253.40 feet (North 10.55.25. West) along the Bast boundary line of Lot 2, to the Northeast corner of Lot 2, and them 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 88.57.45. East) 376 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, Tomaship 3 North Range 8 East of the Willametta Neridian; thence South 10°55 25° East 234.41 feet, to the end of the East line.

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

Skamania County Assessor

Date 5-14-02 Parcell 03087900150000

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SPECIAL EXCEPTIONS

- 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 586, Skamania County Deed Records (Affects Parcel I and II).
- 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).
- 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) & th.
- 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.
- Title to artificially filled lands, submerged lands and lands lying below the ordinary high water mark of the Columbia River.
- Any adverse claims based upon the assertion that the Columbia River has moved.
- 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.
- 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.
- 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.
- We find No Recorded Access over the Spokane, Portland and Seattle Rallway Company right of way.
- Drainage Easement as shown on the recorded Short Plat, recorded in Book
 of Short Plats, Page 249.
- Easement for Access across Lot 1 of Short Plat, recorded in Book 3 of Short Plat, Page 249.