

When recorded return to:
Timothy J. McNichol and Anne E. Egan
3424 NE 24th Avenue
Portland, OR 97212

Statutory Warranty Deed

00132174 TB

THE GRANTOR **Philip Wayman Biesanz**, as Trustee of the **Philip W. Biesanz Revocable Living Trust** dated **March 24, 2005** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **Timothy J. McNichol and Anne E. Egan, husband and wife** the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Tax Parcel Number(s): 04 75 360 0 0200 00 SW

Abbreviated Legal: Ptn NW1/4 NE1/4 Section 36, Township 4N, Range 7.5EWM

Dated this 6th day of January, 2011.

Philip W. Biesanz TRUSTEE
Philip Wayman Biesanz, as Trustee of the Philip W. Biesanz Revocable Living Trust dated March 24, 2005

REAL ESTATE EXCISE TAX
28916
JAN 10 2011
PAID \$6,125.00
Vickie Pelland
SKAMANIA COUNTY TREASURER

State of Washington)
County of Clark) ss.

I certify that I know or have satisfactory evidence that Philip Wayman Biesanz is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument as Trustee of the Philip W. Biesanz Revocable Living Trust dated March 24, 2005 and acknowledged to me that he signed and sealed this said instrument as his free and voluntary act and deed for the uses and purposes mentioned, and on oath stated he was authorized to execute said instrument.

Dated 1.7.2011

[Signature]
Notary Public in and for the State of Washington
Residing at Vancouver
My commission expires June 9, 2012

T. L. BARRETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 9, 2012

Title Order No.: 00132174

EXHIBIT "A"

PARCEL I

The North half of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 36, Township 4 North, Range 7.5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT that portion, if any, lying in Cedar Creek Road.

PARCEL II

A triangle of land situated in the South half of Section 25, Township 4 North, Range 7.5 East of the Willamette Meridian, Skamania County, Washington, described more particularly as follows:

BEGINNING at the Southwest corner of Lot 3 of the David and Bernadine Gorgas Amended Short Plat; thence 60.5 feet Northward along the West boundary line; thence Southeastward to a point on the South boundary line 158 feet East of the Point of Beginning; thence Westward to the Point of Beginning.

PARCEL III

All that portion of the following described property lying Southeasterly of Cedar Creek Road as now exists:

BEGINNING at a point 660 feet East of the Southwest corner of the Southeast quarter of Section 25, Township 4 North, Range 7.5 East Willamette Meridian, Skamania County, Washington; thence North 1320 feet; thence East 165 feet; thence South 1320 feet; thence West 165 feet to the Point of Beginning;

EXCEPT the following described tract:

BEGINNING at a point 660 feet East and 200 feet North of the Southwest corner of the Southeast quarter of the said Section 25;; thence East 75 feet; thence North 100 feet; thence West 75 feet; thence South 100 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed by Quit Claim Deed dated April 21, 1997, under Auditor's File No. 127930, in Book 164, page 622.

Skamania County Assessor
 Date 1-10-11 Parcel# 4-75-36-200 PLD STW
 READ AND APPROVED BY:

 A E C