

WHEN RECORDED RETURN TO

Kenneth C. Hinzman
451 Kanaka Creek Road
Stevenson WA 98648

P.O. Box 166
Stevenson WA, 98648

SEC 32084

FIDUCIARY DEED

GRANTOR: JUNE L. LAWTON, by MEGAN N. LAWTON, Attorney in Fact
GRANTEE: KENNETH C. HINZMAN, a single person as his separate property
ABBREVIATED LEGAL DESCRIPTION: SEC 36, T3N, R7E
ASSESSOR'S TAX PARCEL ID #: 03073610170000
REFERENCE NO: n/a

1. **GRANTOR.** The undersigned MEGAN N. LAWTON, Attorney in Fact for JUNE L. LAWTON is the duly appointed, qualified and acting as Attorney in Fact, for the Grantor, JUNE L. LAWTON, by MEGAN N. LAWTON, Attorney in Fact.
2. **FIDUCIARY.** RICHARD A. LAWTON was appointed as Attorney in Fact by JUNE L. LAWTON under her Individual General Durable Power of Attorney dated December 28, 2000. RICHARD A. LAWTON passed away as set forth on the Certificate of Death which is attached to the recorded Individual General Durable Power of Attorney. MEGAN ESCH now known as MEGAN NICOLE LAWTON and also known as MEGAN N. LAWTON was appointed as alternate Attorney in Fact by JUNE L. LAWTON under her Individual General Durable Power of Attorney dated December 28, 2000, recorded under Skamania County Washington Auditor's No. 2009174580, and recorded under Clark County Washington Auditor's No. 4730737, and is willing and able to serve as Attorney in Fact.
3. **POWERS.** Paragraph 3(h) of the Individual General Durable Power of Attorney dated December 28, 2000, recorded under Skamania County Washington Auditor's No. 2009174580 and Clark County Washington Auditor's No. 4730737, authorizes MEGAN N. LAWTON as Attorney in Fact to sell the below described property.
4. **DEED - CONVEYANCE.** Grantor hereby conveys and quit claims to Grantee(s) KENNETH C. HINZMAN, a single person as his separate property, the interest in the following-described property commonly known as 451 Kanaka Creek Road, Stevenson situated in Skamania County, Washington, together with any interest therein which Grantor may hereafter acquire.

See Exhibit "A" attached hereto and incorporated herein by this reference.

5. **NO WARRANTIES.** This transfer is made by MEGAN N. LAWTON as Attorney in Fact for JUNE L. LAWTON without warranty.

REAL ESTATE EXCISE TAX

28944

JAN 31 2011

PAID \$1,917.50
Audrey Tabari Deputy
SKAMANIA COUNTY TREASURER

6. The LAW OFFICES OF MARGARET MADISON PHELAN P.S. has prepared this deed on behalf of MEGAN N. LAWTON and does not represent the interests of any other parties.

January 25th, 2011.

JUNE L. LAWTON

June Lawton by Megan N. Lawton A.I.F.

By: MEGAN N. LAWTON, as Attorney in Fact and not in her individual capacity

STATE OF WASHINGTON)

County of ~~Clark~~ Skamania ss.

I certify that I know or have satisfactory evidence that MEGAN N. LAWTON signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as the attorney in fact for JUNE L. LAWTON pursuant to her Individual General Durable Power of Attorney, dated December 28, 2000, and recorded in the Auditor's Office of Skamania County Washington at Auditors No. 2009174580 and recorded in the Auditor's Office of Clark County Washington at Auditor's No. 4730737 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 01/25/2011

Julie A. Andersen
Notary Public for Washington

PRINTED NAME: Julie A. Andersen

My Commission Expires: 6/17/2014

Residing at: Carson

NOTARY: Please place seal within borders of box.



EXHIBIT "A"

A tract of land in Section 36, Township 3 North, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 88 feet West of a monument marking the Northwest corner of the Henry Shepard D.L.C., said point being on the Westerly right of way line of the county road known and designated as the Kanaka Creek Road; thence West 299 feet; thence South $52^{\circ}30'$ East 427.1 feet, more or less, to intersection with the Westerly right of way line of Kanaka Creek Road aforesaid; thence following the Westerly right of way line of said road in a Northwesterly direction 256 feet, more or less, to the point of beginning;

EXCEPT that portion thereof conveyed to the grantees by Deed dated January 22, 1948, and recorded January 26, 1948, at Page 589 of Book 31 of Deeds, records of Skamania County, Washington.

ALSO EXCEPT that portion Deeded to Skamania County by instrument recorded in Book 58, Page 461.

Skamania County Assessor
Date 1-31-11 Parcel # 3-7-36-1-1700
(Signature)