

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Jackson , Jackson & Kurtz, Inc. PS
704 East Main, Suite 102
P.O. Box 340
Battle Ground, WA 98604

REAL ESTATE EXCISE TAX

293.59

PAID # DEC 27 2011
1,037.75
[Signature]
SKAMANIA COUNTY TREASURER

Grantor : DENISE R. REEVES, Personal Representative of the Estate of HARRY DANIS REEVES
Grantee : DENISE R. REEVES, a single woman
Abbreviated Legal : MARBLE MT 4
Assessor's Tax Parcel Nos. : 07061840040200
Prior Excise Tax No. : N/A
Other Reference No(s). : N/A

PERSONAL REPRESENTATIVES' QUITCLAIM DEED

THE GRANTOR, DENISE R. REEVES, Personal Representative of the Estate of **HARRY DANIS REEVES**, Deceased, in accordance with the power vested in her as the Personal Representative of said estate and pursuant to Order Appointing Personal Representative entered therein in the Superior Court of Clark County, Washington, **Probate No. 08-4-00988-3**, in distribution of the real property in said estate, conveys and quitclaims to **DENISE R. REEVES**, a single woman, the following described real property, situate in County of Skamania, State of Washington, including any interest therein which Grantor may hereafter acquire:

Tax Account No.: 07061840040200 *flp*
MARBLE MT 4

See Exhibit 'A' attached hereto and by this reference made a part hereof.

Subject to Special Exceptions 3 through 19 of the attached Exhibit B and by this reference made a part hereof.

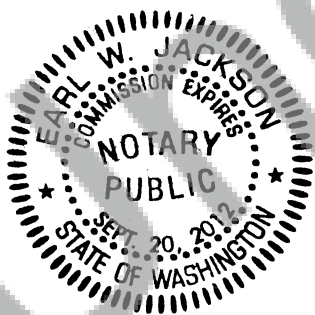


EXHIBIT 'A'

Parcel I

A tract of land in the Southeast Quarter of Section 18, Township 7 North, Range 6 East of the Willamette Meridian in the County of Skamania, State of Washington described as follows:

Lot 2 of the H. Robert Cole Short Plat recorded in Book 2 of Short Plats.

EXCEPT that portion conveyed to Ronald B. Anderson by instrument recorded in Book 228, Page 395.

ALSO EXCEPT that portion conveyed to Ronald B. Anderson et ux by instrument recorded in Book 123, Page 355.

Parcel II

The South 278.47 feet of the West 71 feet of the East Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 18, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington.

Skamania County Assessor
Date 12/19/11 Parcel 7-6-18-4-402-00 ACP

Parcel III

A parcel of property located in the Southeast Quarter of Section 18, Township 7 North, Range 6 East of the Willamette Meridian in Skamania County, Washington described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 18; THENCE South 00°15'21" East along the West line of said Southeast Quarter of said Southeast Quarter 24.67 feet; THENCE South 88°57'28" East 329.57 feet to the East line of that tract conveyed by deed to Edward and Darla Colbert under Auditor's File Book 165, Page 761, records of Skamania County; THENCE North 00°18'49" West along the East line of said tract 30.61 feet to the Northeast corner thereof; THENCE North 89°59'21" West along the North line of said tract 329.46 feet to the POINT OF BEGINNING.

Exhibit B

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
5. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
6. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
7. Unpatented mining claims, and all rights relating thereto.
8. reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitude.
10. Water rights, claims or title to water.
11. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of records for value the estate or interest or mortgage thereon covered by this Commitment.

SPECIAL EXCEPTIONS:

1. Taxes for Year 2011: \$669.13 Paid In Full
Parcel No. 07-06-18-4-0-0402-00
2. The Lien of Real Estate Excise Sales Tax upon any sale of said property, if unpaid. The state rate is 1.53%.

As of July 1, 2005 an additional fee of \$5.00 will be applied to all non-exempt Excise Tax Forms and a fee of \$10.00 will be applied to all exempt Excise Tax Forms.
3. Rights of the Public in and to that portion lying within road.
4. Reservations contained in the patent from the United States of America or the State recorded in Book B, Page 528.
5. An easement, including the terms and provisions thereof, recorded in Book 36, Page 121 and in Book 45, Page 67.
6. An easement, including the terms and provisions thereof, recorded in Book 36, Page 61.
7. An easement, including the terms and provisions thereof, recorded in Book 36, Page 124.
8. An easement, including the terms and provisions thereof, recorded in Book 45, Page 322.

Continued

Exhibit B
Page 1 of 2

9. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded December 31, 1969 in Book 61, Page 439.
 10. Homeowners Association fees if any.
 11. An easement, including the terms and provisions thereof, recorded July 2, 1970 in Book 61, Page 856.
 12. An easement, including the terms and provisions thereof, recorded November 28, 1978 in Book 75, Page 732.
 13. Covenants, conditions, easements and restrictions as set forth in the document recorded in Book 2, Page 60.
 14. Conditions, Restrictions and Easements, including the terms and provisions thereof recorded March 7, 1984 in Book 83, Page 204.
 15. An easement, including the terms and provisions thereof, recorded August 21, 1995 in Book 151, Page 868.
 16. An easement, including the terms and provisions thereof, recorded September 8, 2006 in Auditor File No. 2006162930.
 17. Joint Well Agreement, including the terms and provisions thereof recorded October 25, 2010 in Auditor File No. 2010176685.
 18. Pending Probate of Harry Danis Reeves filed December 10, 2008 in Case No. 08-4-00988-3 in Clark County. Denise R. Reeves is appointed as Personal Representative of this estate. We will require a copy of the Will and the order of appointment of Personal Representative for the Assessor and Treasurer Office's.
 19. Road Maintenance Agreement, including the terms and provisions thereof recorded August 21, 1995 in Book 151, Page 870.
- NOTE: There is no legal attached to this recording and can't say this is to our property.
20. Notwithstanding the insuring provisions of the policy to the contrary, the Company does not insure against loss or damage arising by reason of a lack of a right of access to and from the land.