

WHEN RECORDED  
MAIL TO:

Fred G. Timperley  
PO Box 984  
Washougal, WA 98671

REAL ESTATE EXCISE TAX  
29467 29467  
MAR 27 2012  
PAID Wemp  
by deputy  
SKAMANIA COUNTY TREASURER

Space Above for Recording Information Only

WARRANTY DEED  
(TRANSFER TO TRUST WITHOUT CONSIDERATION)

THE GRANTOR, FRED G. TIMPERLEY, a single man, conveys and warrants to GRANTEE, FRED G. TIMPERLEY, Trustee of the TIMPERLEY FAMILY TRUST dated March 1, 2012, as amended, all of his interest in the following described real estate situated in Skamania County, State of Washington:

Abbreviated legal: Lots 1 & 2 SAFE INVEST SP#2 BK 2/PG 218

See exhibit A for complete legal description

Assessor's Parcel No.: 02053000020000

Skamania County Assessor  
Date 3-27-12 Parcel# 25-30-0-0-200  
YM

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

DATED this 1<sup>st</sup> day of March, 2012.

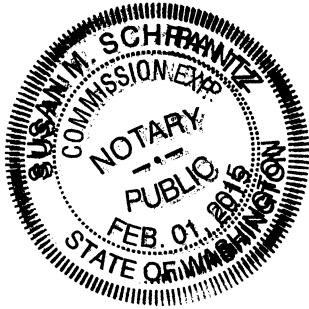
F. Timperley  
FRED G. TIMPERLEY, Grantor

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that FRED G. TIMPERLEY is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 3/1/2012

Susan M. Schantz  
Notary Public in and for the State of Washington,  
Residing at Clark County.  
My appointment expires: 2-1-2015



**LANDERHOLM**  
805 Broadway Street, Suite 1000  
PO Box 1086  
Vancouver, WA 98666  
T: 360-696-3312 • F: 360-696-2122

## EXHIBIT A – Page 1 of 2

Real property commonly known as 81 Panda Road, Skamania County, City of Washougal, State of Washington, and legally described as follows:

## LOT 1

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington, described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section; thence along the West line thereof North  $00^{\circ}17'08''$  East 168.84 feet to the Southwest corner of the land being purchased by Ronald Cummings, et ux, under contract recorded under Auditor's File No. 75269 records of said County; thence along the South line thereof South  $89^{\circ}42'54''$  East 679 feet to the Southeast corner of said Cummings tract; thence along the East line thereof North  $00^{\circ}17'06''$  East 656.18 feet to the True Point of Beginning; thence South  $89^{\circ}04'38''$  East 684.13 feet to the East line of the Northwest Quarter of the Northeast Quarter of said Section; thence North along said East line 164.04 feet to the Southerly right of way line of the Bonneville Power Administration; thence along the said Southerly right of way line North  $89^{\circ}04'38''$  West 685.43 feet to a point that is North  $00^{\circ}17'06''$  East from the True Point of Beginning; thence South  $00^{\circ}17'06''$  West 164.04 feet to the True Point of Beginning.

SUBJECT TO AND TOGETHER WITH a 60 foot easement for ingress, egress and utilities over and across the following described property. The center line of which is described as follows:

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridian, in Skamania County, Washington, described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section; thence along the West line thereof, North  $00^{\circ}17'08''$  East 168.84 feet to the Southwest corner of the land being purchased by Ronald Cummings, et ux, under Contract recorded under Auditor's File No. 75269, records of said County; thence along the South line thereof; South  $89^{\circ}42'54''$  East 679 feet to the Southeast corner of said Cummings tract and the True Point of Beginning of said center line description; thence North along the East line thereof, North  $00^{\circ}17'06''$  East 820.22 feet, more or less, to a point on the Southerly right of way line of the Bonneville Power Administration and the terminus of said center line description.

Also known as Lot 1 of S.A.F.C. Short Plat No. 2, recorded in Book 2 of Short Plats, page 210, under Auditor's File No. 92583, records of Skamania County, Washington.

Skamania County Assessor  
Date 3-27-12 Parcel# 2-5-30-0-0-200

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## EXHIBIT A – Page 2 of 2

LOT 2

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington, described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section; thence along the West line thereof, North 00°17'08" East 168.84 feet to the Southwest corner of the land being purchased by Ronald Cummings, et ux, under contract recorded under Auditor's File No. 75269 records of said County; thence along the South line thereof South 89°42'54" East 679 feet to the Southeast corner of said Cummings tract; thence along the East line thereof North 00°17'06" East 492.14 feet to the True Point of Beginning; thence South 89°04'38" East 682.83 feet to the East line of the Northwest Quarter of the Northeast Quarter of said Section; thence North along said East line 164.04 feet; thence North 89°04'38" West 684.13 feet, more or less, to a point on the East line of said Cummings tract that is North 00°17'06" East from the True Point of Beginning; thence South 00°17'06" West 164.04 feet to the True Point of Beginning.

SUBJECT TO AND TOGETHER WITH a 60 foot easement for ingress, egress and utilities over and across the following described property. The center line of which is described as follows:

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridian, in Skamania County, Washington, described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section; thence along the West line thereof, North 00°17'08" East 168.84 feet to the Southwest corner of the land being purchased by Ronald Cummings, et ux, under contract recorded under Auditor's File No. 75269, records of said County; thence along the South line thereof; South 89°42'54" East 679 feet to the Southeast corner of said Cummings tract and the True Point of Beginning of said center line description; thence North along the East line thereof, North 00°17'06" East 820.22 feet, more or less, to a point on the Southerly right of way line of the Bonneville Power Administration and the terminus of said center line description.

Also known as Lot 2 *OF S.M.F.F.* Short Plat No. 2, recorded in Book 2 of Short Plats, at page 218, under Auditor's File No. 92583, records of Skamania County, Washington.

Skamania County Assessor  
Date 3-27-12 Parcel# 2-5-30-0-0-200

*Lm*