

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
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REAL ESTATE EXCISE TAX

29512

APR 30 2012

PAID *exempt*
Vickie Chelland DePinto
SKAMANIA COUNTY TREASURER

SUCCESSOR TRUSTEE'S DEED

Grantor (s): LEON E. POWERS, Successor Trustee to the Powers Living Trust created on January 10, 1992 and First Amendment to the Powers Living Trust and Exercise of Power of Appointment dated July 13, 1994
Grantee (s): DALE L. POWERS, LEON E. POWERS and VIRGIL R. POWERS, Beneficiary pursuant to the First Amendment to the Powers Living Trust and Exercise of Power of Appointment executed on July 13, 1994, as Tenants in Common
Additional Grantor(s) on page(s):
Additional Grantee(s) on page(s):
Abbreviated Legal: Section 36 T3N Range 7 E.W.M
Additional Legal on page(s): 1
Assessor's Tax Parcel No.: 03 07 36 43 0402 00 and 03 07 36 43 0803 00 (M)

RECITALS

WHEREAS, the revocable living trust created by RUSSELL E. POWERS and HARRIET L. POWERS, Trustors and Co-Trustees, with LEON E. POWERS named as Successor Trustee, was created on January 10, 1992;

WHEREAS, RUSSELL E. POWERS predeceased HARRIET L. POWERS. RUSSELL E. POWERS died on December 20, 1992;

WHEREAS, When RUSSELL E. POWERS died, pursuant to the terms of the Powers Living Trust, an irrevocable Credit Shelter Trust was created and funded and a revocable Residuary Marital Trust was created.

WHEREAS, HARRIET L. POWERS executed a First Amendment to the revocable Residuary Marital Trust on July 13, 1994 and exercised her survivor's power of appointment

declaring her intention that, upon the death of the last of the surviving Trustors, but not before such time, the Successor Trustee is directed to distribute the residence located at 601 N.W. Viewpoint Drive, (Tax Parcel 03073643040200), to DALE L. POWERS, and from the residue of the trust estate, distribute assets in an amount equal one-third of the value of the residence located at 601 N.W. Viewpoint Drive in Stevenson, to LEON E. POWERS AND VIRGIL R. POWERS;

WHEREAS, HARRIET L. POWERS died on October 24, 2011 and the Successor Trustee, LEON E. POWERS, desires to distribute the real estate pursuant to the Powers Living Trust created on January 10, 1992 and the First Amendment to the Powers Living Trust and Exercise of Power of Appointment created on July 13, 1994.

SUCCESSOR TRUSTEE'S DEED

NOW THEREFORE, THE GRANTOR, LEON E. POWERS, as Successor Trustee under the Powers Living Trust created on January 10, 1992 and pursuant to the First Amendment to the Powers Living Trust and Exercise of Power of Appointment dated July 13, 1994, conveys and quit claims, including any after acquired title, to DALE L. POWERS, LEON E. POWERS, and VIRGIL R. POWERS, as the Contingent Beneficiaries, and as Tenants in Common, that real property situated in the County of Skamania, State of Washington, described as follows:

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

Beginning at the Southwest corner of Lot 19 of Meaghers Addition to Stevenson according to the re-plat thereof on file and of record at page 120 of Book A of Plats, Records of Skamania County Washington; thence along the west line of the said Lot 19 North 00 degrees 19' east 70 feet; thence north 89 degrees 41' west 120.3 feet; thence south 24 degrees 53' east 100.6 feet to the Northwest corner of Lot 10 of Meaghers Addition to Stevenson aforesaid, thence South 89 degrees 41' east 78.6 feet; thence north 00 degrees 19' east 21.09 feet to the point of beginning.

And Lot 10 of Meaghers Addition to Stevenson, according to the replat thereof on file and of record at Page 120 of Book A of Plats, Records of Skamania County, Washington

AND ALSO together with all rights to the vacated portion of View Point Road belonging to Lot 14 and shared with Lot 10 of Meaghers Addition to the Town of Stevenson, as recorded at Page 120 Book A of Plats, Records of Skamania County Washington;

AND TOGETHER WITH all of the Grantor's right of egress and ingress

Skamania County Assessor
Date 4-26-12 Parcel# 3-7-36-4-3-402
80 3-7-36-4-3-803

along and over that portion of the vacated portion of View Point Road along said Lot 14 shared with Lot 9 of Meaghers Addition to the Town of Stevenson, Washington, as recorded at Page 120 of Book A of Plats, records of Skamania County Washington.

DATED this 19 day of April, 2012.

Leon E. Powers
LEON E. POWERS, SUCCESSOR TRUSTEE
Of the Powers Living Trust Created on
January 10, 1992 and First Amendment to Trust
And Exercise of Power of Appointment dated
July 13, 1994

State of Washington)
) ss
County of Skamania)

I certify that I know or have satisfactory evidence that Leon E. Powers is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Successor Trustee to the Powers Living Trust dated January 10, 1992 and First Amendment to the Powers Living Trust and Exercise of Power of Appointment dated July 13, 1994, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

Dated: April 19th, 2012.

Kathy Jane Archer
NOTARY PUBLIC
Printed name: KATHY JANE ARCHER
My appointment expires: 5/17/12

