

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

29513
APR 30 2012
PAID *exempt*
Vicki Chelmond
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 the 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, Contingent Beneficiaries pursuant to the Powers Living Trust created on January 10, 199 and the First Amendment to the Powers Living Trust and Exercise of Power of Appointment dated 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 0800 00

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 assets, distribute 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 under the First Amendment to the Powers Living Trust and Exercise of Power of Appointment dated July 13, 1994, hereby conveys and quit claims, including any after acquired title, to LEON E. POWERS, DALE L. POWERS, and VIRGIL R. POWERS, as Contingent Beneficiaries and as Tenants in Common, that real property situated in the County of Skamania, State of Washington, described as follows:

Lot 14 of Meaghers Addition to the town of Stevenson according to the official plat thereof on file and of record in Book A of Plats on page 120, Excepting and excluding therefrom any portion thereof lying within Viewpoint Road as vacated by the town of Stevenson under Ordinance No. 660.

DATED this 19 day of April, 2012.


Skamania County Assessor
Date 4-26-12 Parcel# 3-7-36-4-3-800
[Signature]

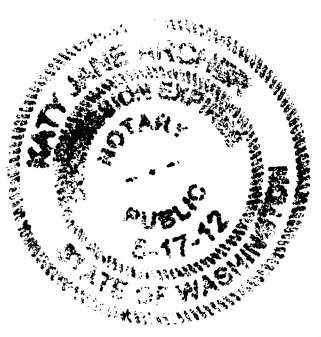
Leon E. Powers
LEON E. POWERS, Successor Trustee
Of the Powers Living Trust Created on
January 10, 1992 and First Amendment to
Trust and Exercise of Power of Appointment
Dated July 13, 1994

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 of 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 16th, 2012.


NOTARY PUBLIC
Printed name: KATY JANE HOYER
My appointment expires: 5-17-12



Unofficial Copy