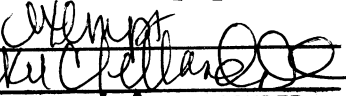


FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
WOODRICH & ARCHER LLP
Attorneys at Law
P.O. Box 510
Stevenson, WA 98648
(509)427-5665

REAL ESTATE EXCISE TAX

29514

APR 30 2012

PAID 
Vicki Chellars
SKAMANIA COUNTY TREASURER

QUIT CLAIM DEED

Grantor (s): LEON E. POWERS and VIRGIL R. POWERS,
Contingent Beneficiaries of 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, as Tenants in
Common
Grantee (s): DALE L. POWERS, A Single Man
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 Nos.: 03 07 36 43 0402 00 and 03 07 36 43 0803 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, tax parcel 03 07 36 43 0800 00 was deeded to LEON E. POWERS, VIRGIL R. POWERS and DALE L. POWERS by way of a Successor Trustee's Deed on _____, AF# _____;

WHEREAS, LEON E. POWERS and VIRGIL R. POWERS desire to convey and quit claim any interest, including any after acquired interest, they have in the above described parcel to their brother, DALE L. POWERS.

QUIT CLAIM DEED

NOW THEREFORE, THE GRANTORS, LEON E. POWERS, and VIRGIL R. POWERS, as Contingent Beneficiaries pursuant to the Powers Living Trust created on January 10, 1992 and under the First Amendment to the Powers Living Trust and Exercise of Power of Appointment dated July 13, 1994, as tenants in common, do hereby convey and quit claim, including any after acquired title, to DALE L. POWERS, a Single Man, 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. Tax Parcel Number 03 07 36 43 0402 00. Situate in the County of Skamania, State of Washington.

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

-2-

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

Washington;

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

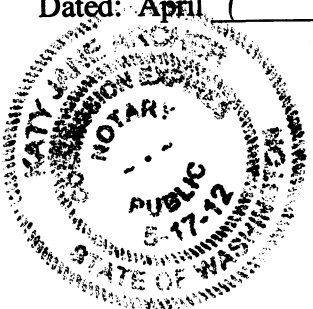
Leon E. Powers
LEON E. POWERS, Contingent Beneficiary
of the Powers Living Trust Created on
January 10, 1992, and First Amendment to
Powers Trust and Exercise of Power of Appointment
Dated July 13, 1994, as a Tenant in Common

Virgil R. Powers
VIRGIL R. POWERS, Contingent Beneficiary
of the Powers Living Trust Created on
January 10, 1992, and First Amendment to
Powers Trust and Exercise of Power of Appointment
Dated July 13, 1994, as a Tenant in Common

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 a Contingent Beneficiary of the Powers Living Trust dated January 10, 1992 and First Amendment to the Powers Trust and Exercise of Power of Appointment dated July 13, 1994, as a Tenant in Common, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

Dated: April 19th, 2012.

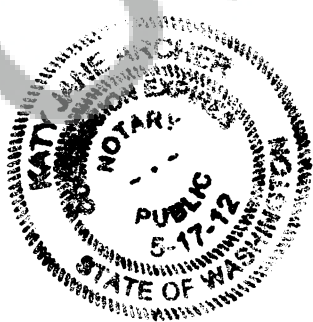


Katy Jane Archer
NOTARY PUBLIC
Printed name: KATY JANE ARCHER
My appointment expires: 5/17/12

State of Washington)
) ss
County of SKAMANIA)

I certify that I know or have satisfactory evidence that Virgil R. 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 a Contingent Beneficiary of the Powers Living Trust dated January 10, 1992 and First Amendment to the Powers Trust and Exercise of Power of Appointment dated July 13, 1994, as a Tenant in Common, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

Dated: April 19th, 2012.



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