

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

29515

APR 30 2012

PAID *[Signature]*
[Signature]
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 No.: 03 07 36 43 0800 000

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 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, as tenants in common, hereby convey and quit claim, including any after acquired title, to DALE E. POWERS, A Single Man, 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

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

