

**REAL ESTATE EXCISE TAX**

**FILED FOR RECORD AT REQUEST OF  
AND WHEN RECORDED RETURN TO:**

**James E. Hoffman  
312 Hoffman Road  
Washougal, WA 98671-7891**

29836

DEC - 4 2012

PAID *exempt*  
*Vickie Pelland*  
SKAMANIA COUNTY TREASURER

**SPECIAL WARRANTY DEED**

A - Tax# 01-05-04-0-0-0300-00  
Tax# 02-05-33-0-0-3000-00  
B - Tax# 01-05-05-0-0-0100-00  
Tax# 01-05-05-2-2-0700-00

**Parcel A - A portion of Section 4, Township 1 North, Range 5 East, W.M., and a portion of Section 33, Township 2 North, Range 5 East, W.M. Skamania County, Washington.**

**Parcel B - A portion of Section 5, Township 1 North, Range 5 East, W.M., Skamania County, Washington.**

**Grantor, JAMES E. HOFFMAN, as Successor Trustee of the Revocable Living Trust of his father, JAMES W. HOFFMAN, for and in consideration of distribution of trust estate assets of the Trustor, deceased, to himself and his wife, hereby conveys and confirms to JAMES E. HOFFMAN and JO L. HOFFMAN, husband and wife, to be received and held by them as their community property the following described real estate situated in Skamania County, Washington:**

**Parcel A:**

**The West Two-Thirds of the North Half of the North Half (W2/3 N1/2 N1/2) of Section 4, Township 1 North, Range 5 E.W.M., and The West Two-Thirds of the South Half of the South Half (W2/3 S1/2 S1/2) of Section 33, Township 2 North, Range 5 E.W.M.**

**(Legal description continued hereafter on Page 2)**

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**Parcel A - Legal Description Continued:**

**EXCEPT the following described tract: Beginning at a point 13.31 chains North of the southeast corner of the West Two-Thirds of the North Half of the North Half of the said Section 4; thence North to the northeast corner of the West Two-Thirds of the South Half of the South Half of said Section 33; thence West 2,017.62 feet; thence South 26.26 chains to a point due West of the point of beginning; thence East to the point of beginning.**

**AND EXCEPT the following described tract: Beginning at the southeast corner of the West Two-Thirds of the North Half of the North Half of said Section 4; thence North 13.31 chains; thence West 20.16 chains; thence South 13.31 chains; thence East 20.16 chains to point of beginning.**

**AND EXCEPT the following described tract: Beginning at the northwest corner of the South Half of the South Half of the said Section 33; then South 21.16 chains; thence East 7.95 chains; thence North 21.16 chains to the North line of the South Half of the South Half of the said Section 33; thence West to the point of beginning.**

**AND EXCEPT the tract of real property which is legally described in the Quit Claim Deed signed by Trustor James W. Hoffman on February 28, 2011, and which was recorded in the office of the Auditor for Skamania County on the 28th day of February, 2011, as Auditor's File Number 2011177761, a copy of which Deed is attached hereto and is incorporated herein by reference as pages 6 and 7.**

**Parcel B:**

**The North Half of the North Half (N1/2 N1/2) of Section 5, Township 1 North, Range 5 E.W.M.**

**EXCEPT that portion of the Northwest Quarter of the Northwest Quarter of said Section 5 described as follows: Beginning at the northeast corner of the Northwest Quarter of the Northwest Quarter of said (Legal description continued on Page 3)**

**Parcel B - Legal Description Continued:**

Section 5; thence South to the Northerly right-of-way line of the county road known as the Frank Uram Road; thence in a Southwesterly direction following the Northwesterly line of the said Frank Uram Road to intersection with the Northerly right-of-way line of State Scconday Highway No. 8-B; thence following the Northerly right-of-way line of said Highway in a Northwesterly direction to intersection with the West line of the said Section 5; thence North to the northwest corner of the said Section 5; thence East to the point of beginning.

AND EXCEPT that portion of the Northwest Quarter of the Northwest Quarter of the said Section 5 described as follows: Beginning at the southwest corner of the Northwest Quarter of the Northwest Quarter of Section 5; thence East 573.78 feet to center of State Secondary Highway No. 8-B; thence following the center of said highway North 61 ° 11 ' West 393.25 feet; thence following the center of said highway North 43 ° 57 ' West 330.74 feet to the West line of the said Section 5; thence South 427.21 feet to the point of beginning.

AND EXCEPT easement granted to Northwestern Electric Company, a corporation, for electric power transmission line.

SUBJECT TO easements and rights-of-way for public roads.

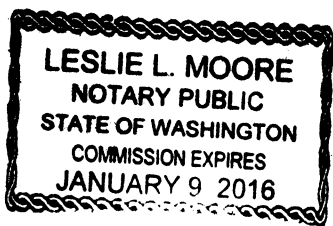
AND SUBJECT TO rights-of-way granted to Pacific Northwest Pipeline Corporation, a Delaware corporation, for a natural gas pipeline.

Grantor for himself and for his successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise, he will forever warrant and defend the said described real estate.

Special Warranty Deed - Page 3

Skamania County Assessor  
 Date 12-4-12 Parcel 1-5-4-300  
 2-5-33-3000  
 1-5-5-100  
 1-5-5-2-2-700





Leslie L Moore  
NOTARY PUBLIC in and for the State of  
Washington, residing at Cersen My  
appointment expires 1-9-2016

Unofficial  
Copy