

FILED FOR RECORD AT REQUEST OF:

U.S. BANK TRUST REAL ESTATE DEPT.  
P.O. BOX 720 – PD-WA-T10D  
SEATTLE, WA 98111-0720

REAL ESTATE EXCISE TAX

29904

JAN 22, 2013



PAID \$2529.50  
*Audrey Fahoni*  
SKAMANIA COUNTY TREASURER

Special Warranty Deed

GRANTOR: U.S. Bank, N.A., Trustee of the Avis Dunas Trust dated May 12, 2010  
GRANTEE: Delmer A. Nickell and Carole E. Harper-Nickell, Husband and Wife  
Abbreviated Legal Description: LOTS 6 & 7; EXC N 20 FT LOT 7, BLK 4, SECOND ADD HILL CREST BK A/PG 100  
Skamania County Tax Parcel ID: 03-75-36-2-3-2300-00

GRANTOR: US Bank N. A., Trustee of the Avis Dunas Trust dated May 12, 2010 for and in consideration of \$10.00 in hand paid, bargains, sells and conveys to Delmer A. Nickell and Carole E. Harper-Nickell, Husband and Wife, the following described real estate situated in the County of Skamania, State of Washington:

LEGAL DESCRIPTION: Lot 6 and 7, Block 4, SECOND ADDITION TO HILL CREST ACRE TRACTS, recorded in Book "A", page 100, Plat Records, in the County of Skamania and State of Washington.  
EXCEPT THEREFROM the North 20 feet of Lot 7.

Skamania County Assessor  
Date 1-22-13 Parcel 3-75-36-2-3-2300  
Ym

SITUATE in the County of Skamania, State of Washington.  
Commonly known as: 448 NE Fir Street, Stevenson, WA 98648  
Skamania County Tax Parcel ID: 03-75-36-2-3-2300-00

Subject To: Covenants, conditions, restrictions, and easements, if any, affecting title, which may appear of public record, including those shown on any recorded plat or survey.  
The Grantor, for itself and for its 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 said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

U.S. Bank executes this document in its within named capacity only and assumes no liability hereunder in its individual or corporate capacity.

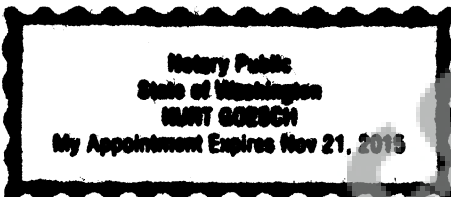
Dated: 12/18/12

U.S. Bank N. A., as Trustee  
By: *Michael V. Daly*  
Title: Michael V. Daly, Vice President  
By: *Nancy J. Bolton, AVP*  
Title: Nancy J. Bolton, Assistant Vice President

STATE OF WASHINGTON )  
 )  
COUNTY OF KING ) ss.

On this 18 day of December, 2012, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared **Michael Daly** and **Nancy J. Bolton**, to me known to be the Vice President and Assistant Vice President respectively, of U.S. Bank National Association, the association that executed the foregoing instrument as the trustee of the Avis Dues Trust, and acknowledged the said instrument to be the free and voluntary act and deed of said association for the uses and purposes therein mentioned, and on the oath stated that they are authorized to execute the said instrument on behalf of said association.

Witness my hand and official seal hereto affixed the day and year first above written.



Kurt Goesch  
Kurt Goesch

Notary Public in and for the State  
of Washington residing at:  
Seattle, King Co.

My commission expires:  
Nov. 21, 2015

Unofficial Copy