

WHEN RECORDED RETURN TO

Margaret Madison Phelan P.S.
Attorneys at Law
502 E McLoughlin Blvd
Vancouver, WA 98663-3357

REAL ESTATE TAX
30220
AUG - 7 2013
exempt
by deputy
TREASURER

QUIT CLAIM DEED

GRANTOR(S): BENNY W. SCIACCA, TRUSTEE, BENNY W. SCIACCA REVOCABLE LIVING TRUST u/t/d December 13, 2006

GRANTEE(S): BENNY W. SCIACCA, TRUSTEE, BENNY W. SCIACCA REVOCABLE LIVING TRUST u/t/d December 13, 2006 [50%] and VICKIE L. SCIACCA [50%], a married woman as her separate property

ABBREVIATED LEGAL DESCRIPTION: NE 1/4 Sec. 2 T2N R7E

ASSESSOR'S TAX PARCEL ID # 03-75-36-3-3-2000-00


REFERENCE NO: N/A

THE GRANTOR, BENNY W. SCIACCA, TRUSTEE, BENNY W. SCIACCA REVOCABLE LIVING TRUST u/t/d December 13, 2006, for no consideration, conveys and quit claims in equal shares to BENNY W. SCIACCA, Trustee of the BENNY W. SCIACCA REVOCABLE LIVING TRUST, u/t/d December 13, 2006 [50%] and VICKIE L. SCIACCA [50%], a married woman as her separate property, the following-described real property commonly known as 210 NE Lutheran Church Road, Stevenson and situated in Skamania County, Washington, together with all after-acquired title of the Grantor therein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Dated JUL 29, 2013

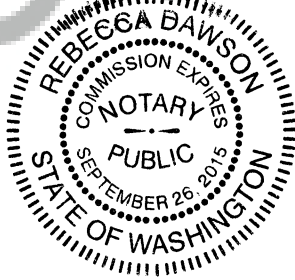
BENNY W. SCIACCA REVOCABLE LIVING TRUST u/t/d December 13, 2006


By: BENNY W. SCIACCA, TRUSTEE

STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that BENNY W. SCIACCA signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the trustee for BENNY W. SCIACCA REVOCABLE LIVING TRUST u/t/d December 13, 2006, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

NOTARY: Please place seal within borders of box.



DATED: JUL 29, 2013

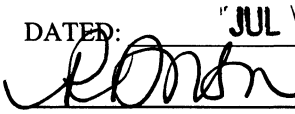

Notary Public
Printed Name: Rebecca Dawson
My Appointment Expires: 09-26-15
Residing at: Vancouver, WA

Exhibit A

All that portion of the tract of land conveyed by Ira D. Foster and Florence Foster, his wife, to E.C. Hamilton, described in deed recorded at page 555 of Book "Y" of Deeds, records of Skamania County, Washington, which lies westerly from Vallett Creek, EXCEPTING, however, easement for road purposes conveyed to the State of Washington, and easement grafted to the Northwestern Electric Company for pole line, and flowage easement granted to the United States of America; said tract being located in Section 36, Township 3 North, Range 7 ½ E.W.M.

ALSO EXCEPTING a right-of-way for public roads and utilities dedicated to Skamania County, over, under and across a parcel of land located in the Southwest 1/4 of Section 36, Township 3 North, Range 7 ½ East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

COMMENCING at the most Southerly corner of Lot 1 of the "Feliz" Short Plat as recorded under Auditor's File Number 2008170088, records of Skamania County; thence along the most Southerly West line of said Short Plat, N23°20'43"W, 145.07 feet to the TRUE POINT OF BEGINNING; thence along the arc of a 192.99 foot radius non tangent curve to the left, through a central angle of 22°47'59", (radius point bears S26°40'42"E), a distance of 76.80 feet; thence S42°38'53"W, 1.00 foot; thence along the arc of a 137.01 foot radius non tangent curve to the left, through a central angle of 59°40'40", (radius point bears S47°18'08"E), a distance of 142.70 feet; thence S16°58'52"E, 14.78 feet; thence along the arc of a 50.00 foot radius tangent curve to the left, through a central angle of 50°22'42", (radius point bears N73°01'08"E), a distance of 43.96 feet to a point being 50.00 feet Northerly of the centerline of State Highway SR 14 when measured at right angles; thence Northerly of, parallel with, and 50.00 feet distant from said centerline, S51°08'23"W, 41.23 feet to a point on the old centerline of Lutheran Church Road (as traveled); thence along said centerline the following courses: N18°49'30"W, 30.88 feet; thence along the arc of a 324.62 foot radius non tangent curve to the right, through a central angle of 12°53'35", (radius point bears N71°15'30"E), a distance of 73.05 feet; thence along the arc of a 172.45 foot radius non tangent curve to the right, through a central angle of 69°52'44", (radius point bears N89°08'29"), a distance of 210.32 feet to a point on said most Southerly West line of said Short Plat, thence along said west line, S23°20'43", 12.84 feet to the TRUE POINT OF BEGINNING.

J:\MMP\Clients M-Z\Sciaccia Estate Planning\Ben Sciaccia\2013\Exhibit A.wpd

Skamania County Assessor
Date 8/7/13 Parcel # 3-75-36-33-2000
C.S.