

When recorded return to:  
Kristian F. Nielsen and Joyce S. Nielsen  
251 Sprague Landing Road  
Stevenson, WA 98648

**REAL ESTATE EXCISE TAX**  
30393  
NOV 21 2013  
PAID 16,605.50  
*Vickie Chellera*  
SKAMANIA COUNTY TREASURER

**Statutory Warranty Deed**

00145119 TB

THE GRANTOR Stanley W. Andersen, Trustee under the Stanley W. Andersen Revocable Living Trust, dated the 7th day of December, 2005 for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Kristian F. Nielsen and Joyce S. Nielsen, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Tax Parcel Number(s): 03 08 29 0 0 2000 00, 03 08 29 0 0 2000 06, 03 08 29 0 0 2004 00 *AWO*

Abbreviated Legal: SE 1/2 SW 1/4 Section 29, Township 3n, Range 8E

Dated this 19th day of November, 2013.

*Stanley W. Andersen* TRUSTEE  
Stanley W. Andersen, Trustee under the Stanley W. Andersen Revocable Living Trust, dated the 7th day of December, 2005

State of Washington )  
County of Clark ) ss.

I certify that I know or have satisfactory evidence that Stanley W. Andersen is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument as Trustee of the Stanley W. Andersen Revocable Living Trust and acknowledged to me that he signed and sealed this said instrument as his free and voluntary act and deed for the uses and purposes mentioned, and on oath stated he was authorized to execute said instrument.

Dated 11/19/13

T. L. BARRETT  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JUNE 9, 2016

*[Signature]*  
Notary Public in and for the State of Washington  
Residing at Vancouver  
My commission expires June 9, 2016

Title Order No.: 00145119

## EXHIBIT "A"

### PARCEL I

All that part of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington;

AND a tract of land in Section 32, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 20 chains East of the corner common to Section 29, 30, 31 and 32 of Township 3 North, Range 8 East; thence East on a true line 8 chains and 50 links; thence South to the meander line of the Columbia River; thence Westerly with the meander line of the Columbia River to a point directly South of the Point of Beginning; thence North to the Point of Beginning.

EXCEPT Lots 1, 2 and 3 of the Patricia Andersen Short Plat, recorded in Book 3 of Short Plats, page 143, records of Skamania County, Washington.

ALSO EXCEPTING the Burlington Northern Santa Fe Railway right of way.

ALSO EXCEPT that portion lying within the Right of Way of Primary State Highway No. 8.

ALSO EXCEPT that portion conveyed to Skamania County by deed recorded in Book 141, page 353 records of Skamania County.

ALSO EXCEPTING the following described tract of land:

Beginning at the Southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington; thence South 89°02'16" East along the South line of the said Government Lot 1, a distance of 301.16 feet to the True Point of Beginning; thence continuing South 89°02'16" East along said South line of Government Lot 1, a distance of 30.00 feet; thence North 40°13'13" East, a distance of 154.47 feet; thence North 11°08'43" West, a distance of 200.00 feet to the South line of the Burlington Northern Santa Fe Railway right of way; thence along said right of way line South 79°28'04" West, a distance of 151.83 feet; thence continuing along said right of way, along a curve concave to the South having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North 75°55'21" East and a distance of 88.29 feet; thence South 11°08'43" East, a distance of 200.00 feet; thence South 57°01'54" East, a distance of 125.35 feet, more or less, to the South line of said Government Lot 1 and the True Point of Beginning.

### PARCEL II

Beginning at the Southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington; thence South 89°02'16" East along the South line of the said Government Lot 1, a distance of 301.16 feet to the True Point of Beginning; thence continuing South 89°02'16" East along said South line of Government Lot 1, a distance of 30.00 feet; thence North 40°13'13" East, a distance of 154.47 feet; thence North 11°08'43" West, a

distance of 200.00 feet to the South line of the Burlington Northern Sante Fe Railway right of way; thence along said right of way line South 79°28'04" West, a distance of 151.83 feet; thence continuing along said right of way, along a curve concave to the South having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North 75°55'21" East and a distance of 88.29 feet; thence South 11°08'43" East, a distance of 200.00 feet; thence South 57°01'54" East, a distance of 125.35 feet, more or less, to the South line of said Government Lot 1 and the True Point of Beginning.

Skamania County Assessor

Date 11/20/13 Parcel 3-8-29-2000-00 & 06 &  
3-8-29-2004-00

READ AND APPROVED BY:  
SWA  
JSL RFA

Unofficial  
 Copy