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REAL ESTATE EXCISE TAX

30760

JUL 23 2014

PAID *exempt*  
*Vickie Chelland, Deed*  
SKAMANIA COUNTY TREASURER

WARRANTY DEED - CONVEYANCE TO TRUST

GEORGE F. CHRISTENSEN, JR., Grantor, conveys and warrants to GEORGE F. CHRISTENSEN, JR., Trustee of the GEORGE F. CHRISTENSEN, JR. TRUST dated NOVEMBER 6, 2007, Grantee, Grantor's undivided one-half interest in and to the following described real property free of encumbrances except as specifically set forth herein situated in Skamania County, Washington, to wit:

PARCEL I:

Tax Parcel (Portion of) # 03-75-36-2-3-0500-00  
(Portion of) # 03-75-36-2-3-0505-00

The West 10 feet of Lot 3, Block 2, Second Addition to Hill Crest Acres, according to the plat thereof, recorded in Book A of Plats, Page 100, in the County of Skamania, State of Washington,

TOGETHER WITH that portion of vacated Columbia View Avenue Lying South of the West 10 feet of said Lot 3 above.

The said property is free from all encumbrances except: Easements, restrictions, reservations and encumbrances of record or otherwise known to the grantee.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do no relieve grantor of any liability or obligations under this instrument, but merely define the scope, amount and nature of such liability or obligations.

The true consideration for this conveyance \$1. However, the actual consideration consists of other value which is the whole consideration.

Skamania County Assessor *Portion of*  
Date *7-23-14* Parcel# *3-75-36-2-3-500*  
*3-75-36-2-3-505*  
*Ym*

Dated November 6th, 2007;

STATE OF WASHINGTON, County of Skamania) ss.

On this day personally appeared before me GEORGE F. CHRISTENSEN, JR. to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal  
*November 6*, 2007.

KENNETH B. WOODRICH  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MARCH 9, 2008

*[Signature]*  
Notary Public of Washington

AFFIDAVIT OF LOST INSTRUMENT

STATE OF WASHINGTON                    )  
  ) ss:  
County of Skamania                    }

1.       I, MARY CHRISTENSEN, am the daughter of GEORGE F. CHRISTENSEN, JR. who died April 25, 2014.

2.       On November 6, 2007, my father signed a Revocable Trust and Pour-over Will setting forth that all of his assets are to be transferred to his trust upon his death. I was designated as the Personal Representative of his Will.

3       All of my father's assets were titled in the name of the Trust except for two small bank accounts, and a piece of real property described as:

PARCEL I:

      Tax Parcel (Portion of) # 03-75-36-2-3-0500-00  
                                 (Portion of) # 03-75-36-2-3-0505-00

      The West 10 feet of Lot 3, Block 2, Second Addition to Hill Crest Acres, according to the plat thereof, recorded in Book A of Plats, Page 100, in the County of Skamania, State of Washington,  
      TOGETHER WITH that portion of vacated Columbia View Avenue Lying South of the West 10 feet of said Lot 3 above.

It is my belief he left the real estate out of the trust intending to sell the property before he died.

4.       My attorney had the original deed in his files and I took it to Skamania County to record it and the County Treasurer saw the original deed. Due to confusion regarding the fact the property was only ½ of a community interest, I was under the mistaken assumption that a deed had already been recorded conveying this property, when in fact it had only conveyed the other ½ community interest held by my father's spouse, Ann Christensen.

5. I left the Courthouse thinking the deed was unnecessary and placed it in a paper shredder. I later learned the deed was necessary to convey my father's 1/2 community interest to his trust. I make this affidavit for the purpose of recording a photocopy of my father's deed provided to me by my father's attorney, Kenneth B. Woodrich, PC, Attorney at Law.

6. To the best of my knowledge and belief, no probate has been filed for GEORGE F. CHRISTENSEN, JR. I do not intend to probate his estate.

Date this 15<sup>th</sup> day of July, 2014.

Mary Christensen  
MARY CHRISTENSEN

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skamania )

I certify that I know or have satisfactory evidence that MARY CHRISTENSEN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 15<sup>th</sup> day of July, 2014.

JAYNE I. BORDEN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
FEBRUARY 15, 2015

Jayne Borden  
Notary Public in and for the State of Washington  
Commission expires: 02/15/2015