

WHEN RECORDED RETURN TO:

Kenneth B. Woodrich PC
PO Box 510
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Stevenson, WA 98648

RE-RECORD TO CORRECT LEGAL DESCRIPTION

DOCUMENT TITLE(S):
WARRANTY DEED – CONVEYANCE TO TRUST

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:
AUDITOR FILE NO. 2014001186

GRANTOR:
George F. Christensen, Jr.

GRANTEE:
George F. Christensen, Jr., Trustee of The George F. Christensen, Jr.
Trust dated November 6, 2007

ABBREVIATED LEGAL DESCRIPTION:
E 65' LOT 2 & W 10' LOT 3 BLK 2 2ND ADDITION TO HILL CREST

Full Legal Description on page 5 of document

TAX PARCEL NUMBER(S):
03-75-36-2-3-0505-00

Skamania County Assessor
Date 8-20-14 Parcel# 3-75-36-2-3-0505
ZM

REAL ESTATE EXCISE TAX

30811

AUG 21, 2014

PAID Exempt
Shirley Ann Deputy
SKAMANIA COUNTY TREASURER

AFN #2014001186 Recorded 07/23/2014 at 02:45 PM DocType: DEED Filed by: MARY CHRISTENSEN Page: 1 of 3 Auditor Timothy O. Todd Skamania County, WA

Kenneth B Woodrich PC
Attorney at Law
PO Box 510
40 SW Cascade Ave., Suite 110
Stevenson, WA 98648

REAL ESTATE EXCISE TAX

30760

JUL 23 2014

PAID *exempt*
Mike Chelland, Deput
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* Dated November 6th, 2007;
Date *7-23-14* Parcel *3-75-36-2-3-500*
3-75-36-2-3-500

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 1/2 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 1/2 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 15th 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 15th 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

AFFIDAVIT OF LOST INSTRUMENT - 2 of 2
County of Skamania

I, Timothy O. Todd, County Auditor of Skamania County, Washington, do hereby certify that the foregoing instrument is a true and correct copy of the document now on file and recorded in my office. In witness whereof, I have set my hand and official seal this _____ day of _____, 2014.

Timothy O. Todd, County Auditor

By _____

Unofficial
Copy

State of Washington
County of Skamania

ss.

I, Timothy O. Todd, Skamania County Auditor, do hereby certify
that the foregoing instrument is a true and correct copy of the
document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal

this 11 day of August 2014

Timothy O. Todd, County Auditor

By Melissa Anderson Deputy

EXHIBIT "A"

The East 65 feet of Lot 2 and 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 lying due South of the above described parcel being 40 feet wide as vacated by instrument recorded in Book 114, Page 819.

Skamania County Assessor

Date 8-20-14 Parcel# 3-75-36-2-3-505

Y W

Unofficial
Copy