

WHEN RECORDED RETURN TO

PHELAN WEBBER & ASSOCIATES P.S.
Attorneys at Law
502 E McLoughlin Blvd
Vancouver, WA 98663-3357

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

30992
DEC 11 2014

PAID Exempt
Shirley Peters Deputy
SKAMANIA COUNTY TREASURER

FIDUCIARY DEED

GRANTOR:	THEDA J. BENNETT by DAVID A. BENNETT, Attorney in Fact
GRANTEE(S):	THEDA J. BENNETT and DAVID A. BENNETT, TRUSTEE(S) of the BENNETT REVOCABLE LIVING TRUST u/t/d <u>NOV 07</u> , 2014
ABBREVIATED LEGAL DESCRIPTION:	n/a
ASSESSOR'S TAX PARCEL ID #	03080600060200
REFERENCE NO:	n/a <u>LM</u>

1. GRANTOR. The undersigned Grantor, THEDA J. BENNETT by DAVID A. BENNETT, Attorney in Fact, is the duly appointed, qualified, and acting Attorney in Fact for THEDA J. BENNETT.
2. FIDUCIARY. DAVID A. BENNETT was appointed as Attorney in Fact by THEDA J. BENNETT under her General Durable Power of Attorney dated December 26, 2013, and recorded under Clark County Auditor's No. 5101904.
3. POWERS. Paragraphs 4(i) and 4(s) of the General Durable Power of Attorney dated December 26, 2013, and recorded under Clark County Auditor's No. 5101904, authorize DAVID A. BENNETT to transfer the below described property.
4. DEED - CONVEYANCE. Grantor hereby conveys and quit claims to THEDA J. BENNETT and DAVID A. BENNETT, TRUSTEE(S) of the BENNETT REVOCABLE LIVING TRUST u/t/d NOV 07, 2014, all of the interest of Grantor in the following-described property commonly known as Old State Road, Skamania, and situated in Skamania County, Washington, together with any interest therein which Grantor may hereafter acquire.
- See Exhibit "A" attached hereto and incorporated herein by this reference.
5. NO WARRANTIES. This transfer is made by DAVID A. BENNETT as Attorney in Fact without warranty.
6. LIMITED REPRESENTATION. The LAW OFFICES OF PHELAN WEBBER & ASSOCIATES P.S. has prepared this deed on behalf of DAVID A. BENNETT as Attorney in Fact and does not represent DAVID A. BENNETT individually or the interests of any other parties.

NOV 07, 2014.

Theda J. Bennett David A. Bennett, AIF
THEDA J. BENNETT by DAVID A. BENNETT, as Attorney in Fact and not in his individual capacity

STATE OF WASHINGTON)
) ss.
County of Clark)
I certify that I know or have satisfactory evidence that DAVID A. BENNETT signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the attorney in fact for THEDA J. BENNETT, pursuant to Individual General Durable Power of Attorney dated December 26, 2013 and recorded in Auditor's Office of Clark County, WA at No. 5101904 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: NOV 07, 2014

Amberlynn Howard
Notary Public for Washington
PRINTED NAME: Amberlynn Howard
My Commission Expires: 3-22-16
Residing at: Camas WA

NOTARY: Please place seal within borders of box.

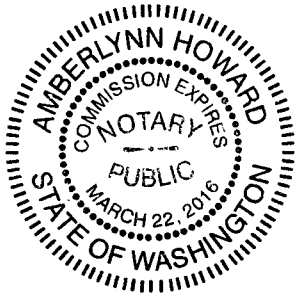


Exhibit A

All that portion of land lying East of the West 800 feet of the following described property:

A tract of land located in Government Lot #5 of Section 6, Township 3 North, Range 8 East, Willamette Meridian, described as follows: BEGINNING at the Southwest corner of the said Government Lot #5, thence along the West line of said Government Lot #5, North 13.30 chains; thence East to the intersection with the East line of said Government Lot #5; thence South 13.30 chains to the intersection with the South line of the said Government Lot #5; thence West 19 chains more or less, to the POINT OF BEGINNING; EXCEPT that portion thereof described as follows: BEGINNING at a point 600 feet East and 17 feet North of the Southwest corner of said Government Lot #5; thence North 264 feet; thence West 165 feet; thence South 264 feet; thence East 165 feet to the POINT OF BEGINNING; and EXCEPT a conveyance to the public of a portion of the above described real property to be used for a public burying place by deed dated May 3, 1901, and recorded May 4, 1901, at page 300 of Book G of Deeds, Records of Skamania County, Washington.

SUBJECT TO easements, restrictions and reservations of record, including an easement recorded August 9, 1976 under Auditor's File No. 82605, Book 71, page 275, records of Skamania County, Washington.

ALSO SUBJECT TO an easement over the southerly one-half of the conveyed property for maintenance of an existing water line. Said easement extends along said existing water line and five feet on either side thereof.

TOGETHER WITH an easement for road and utilities ingress and egress over and across the North 30 feet of the West 800 feet of the above described property.

J:\MMP\Clients A-L\Bennett Elder Law\David Bennett AIF2014\ExhibitA\OldStateRd.wpd

Skamania County Assessor

Date 12-9-14 Parcel# 03-08-06-0-0-0602-00

Jm