

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

KATHRYN E. HOLLAND, Attorney at Law  
900 Washington Street, Suite 820  
Vancouver, WA 98660

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
*31377*  
JUL 21 2015

PAID *Exempt*  
*Audrey P. Smith*  
SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED**

**Grantors (Sellers):** MICHAEL M. LEON and KATHERINE M. LEON,  
husband and wife

**Grantees (Buyers):** MICHAEL M. LEON and KATHERINE M. LEON, Trustees of  
the LEON LIVING TRUST dated *July 9*, 2015

**Abbreviated Legal:** LOTS 1 AND 2 LARUE SP BK 2 PG 14

**Assessor's Tax Parcel #** 01051120070000 and 01051120070400 *IM 7-20-15*

**Other Reference Nos:** 123506; 2005156921; 2008171140

Documentary transfer tax is none. No consideration. *Skamania County Assessor*  
*Date 7-20-15 Parcel# 1-5-11-2-0-700*  
*IM 1-5-11-2-0-704*

THE GRANTORS, MICHAEL M. LEON and KATHERINE M. LEON, husband and  
wife,

hereby **CONVEY AND WARRANT TITLE** to

MICHAEL M. LEON and KATHERINE M. LEON, Trustees of the LEON LIVING  
TRUST dated *July 9*, 2015,

the following-described real estate situated in the County of Skamania, State of Washington,  
including any interest therein which Grantors may hereafter acquire:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN  
BY REFERENCE.

SUBJECT TO AND TOGETHER WITH any covenants, conditions,  
restrictions, reservations, and easements of record, if any.

Real Estate Excise Tax Nos: 17685 and 24831; and  
Real Estate Excise Tax Exemption No: 27803.

DATED: July 09, 2015.

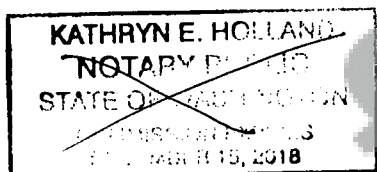
  
MICHAEL M. LEON

Katherine M. Leon  
KATHERINE M. LEON

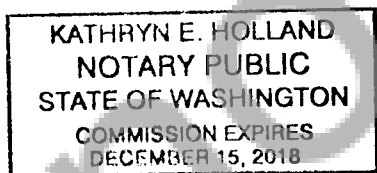
STATE OF WASHINGTON )  
 : ss.  
County of Clark )

I certify that MICHAEL M. LEON and KATHERINE M. LEON appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 9<sup>th</sup> day of July, 2015.



Kathryn E. Holland  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: Dec. 15, 2018



STATUTORY WARRANTY DEED  
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(LEON, Michael and Katherine/D Deed to Trust (2015))

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EXHIBIT "A"

PARCEL I

A parcel of land located in Government Lot 1 of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as:

Beginning at a point on the West line of said Government Lot 1, which point is 2,106.81 feet South of the Northwest corner of said Section 11, which point is also referred to as the Northwest corner of the South 25 acres of said Government Lot 1, and running thence South 88°42'23" East, 817.77 feet to an iron pipe; thence South 01°12'23" West, passing through an iron pipe to the North line of Riverside Drive; thence Westerly along the North line of Riverside Drive, 85 feet, more or less, to an iron pipe in the Cascade Military Road; thence following said Military Road as follows: North 76°31'25" West, 85.20 feet to an iron pipe; thence South 78°30'20" West, 146.47 feet to an iron pipe; thence North 54°12'52" West, 95.68 feet to an iron pipe; thence North 29°23'47" West, 104.62 feet to an iron pipe; thence North 69°21'12" West, 157.55 feet; thence North 66°32'44" West, 22.36 feet to an iron pipe and continuing on the same course 216.08 feet to the point of beginning, according to a survey made by Robert W. Glaeser and recorded May 25, 1984 in Book 2 of Surveys on Page 150, said parcel also known as Lot 1 of the Louis Larue Short Plat as recorded in Book 2 of Short Plats, Page 14.

"THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY"

TOGETHER WITH MOBILE HOME VIN: 1DFL2A461308207 1985 BRKFD 48/24

SUBJECT TO AND TOGETHER WITH the Boundary Line Adjustment recorded under Auditor's File No. 2008171140, the legal description of which is attached hereto as Exhibit A-1 and incorporated herein by reference.

PARCEL II

A tract of land in the Northwest Quarter of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows;

Lot 2 of the LaRue Short Plat, recorded in book 2 of Short Plats, Page 14, Skamania County Records.

SUBJECT TO AND TOGETHER WITH the Boundary Line Adjustment recorded under Auditor's File No. 2008171140, the legal description of which is attached hereto as Exhibit A-1 and incorporated herein by reference.

Exhibit A-1

Legal Description for a Boundary Line Adjustment between LOT 1 and LOT 2 of the LARUE SHORT PLAT (recorded under Auditor's File Number 84916) in IN A PORTION OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

Said parcel is to be removed from Lot 1 and added to Lot 2 of said LARUE SHORT PLAT.

Commencing at the Point of Beginning which is the Northeast corner of Lot 1 of the LARUE SHORT PLAT (recorded under Auditor's File Number 84916) and monumented by a white plastic cap set for the survey recorded under Auditor's File Number 97646;  
thence South  $01^{\circ}12'23''$  West, a distance of 218.99 feet to white plastic cap set for the survey recorded under Auditor's File Number 97646;  
thence South  $01^{\circ}12'23''$  West, a distance of 33.46 feet to the center line Riverside Drive;  
thence South  $83^{\circ}15'46''$  West, a distance of 36.17 feet along said centerline;  
thence North  $02^{\circ}09'26''$  East, a distance of 31.17 feet to a red plastic cap on a 5/8 inch rebar set by Bell Design Company;  
thence North  $02^{\circ}09'26''$  East, a distance of 85.57 feet to a red plastic cap on a 5/8 inch rebar set by Bell Design Company;  
thence North  $71^{\circ}08'18''$  West, a distance of 139.09 feet to a red plastic cap on a 5/8 inch rebar set by Bell Design Company;  
thence North  $52^{\circ}32'58''$  West, a distance of 167.45 feet to a red plastic cap on a 5/8 inch rebar set by Bell Design Company and the north line of said Lot 1;  
thence South  $88^{\circ}42'23''$  East, a distance of 301.47 feet to the Point of Beginning.  
Containing 0.72 ACRES, more or less.