

When recorded return to:

JOAN CHANNON
PO BOX 130
HAWI, HI 96719

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31601
DEC 23 2015

PAID 1,152.50
William C. LaFrance, Treasurer
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

CL1958 TB

THE GRANTOR WILLIAM CHARLES LAFRANCE and HANNELE S. LAFRANCE, HUSBAND AND WIFE

for and in consideration of Ten Dollars and other valuable consideration paid by an Accommodator in compliance with IRC Section 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to JOAN CHANNON, TRUSTEE OF THE 2004 JOAN CHANNON REVOCABLE TRUST, DTD 11/23/04

the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: NW 1/4 SECTION 34, 2N, 5EWM

Tax Parcel Number(s): 02 05 34 2 0 1000 00, C.S. 12/23/15

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

Dated: 12/17/2015

William Charles LaFrance
WILLIAM CHARLES LAFRANCE

Hannele S. LaFrance
HANNELE S. LAFRANCE

STATE OF WASHINGTON

} ss.

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that WILLIAM CHARLES LAFRANCE and HANNELE S. LAFRANCE is/are the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: DECEMBER 18th, 2015

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 appointment expires: 6/9/2016

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34 SOUTH 270 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE SOUTH 130 FEET ALONG THE WEST LINE AFORESAID TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND ACQUIRED BY HERBERT KIORS AND VERA E. KIORS, HUSBAND AND WIFE, AND AS MORE PARTICULARLY DESCRIBED IN A BOUNDARY LINE AGREEMENT, DATED MAY 6, 1965, AND RECORDED AT PAGE 204, BOOK 54 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE AFORESAID TO THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER; THENCE IN A NORTHERLY DIRECTION FOLLOWING THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER TO A POINT EAST OF THE INITIAL POINT; THENCE WEST TO THE INITIAL POINT.

Skamania County Assessor
Date 2/23/15 Parcel# 2-6-34-2-0-1000
G.S.

READ AND APPROVED BY:

X HL