

WHEN RECORDED RETURN TO

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

QUIT CLAIM DEED

GRANTOR(S): EVELYN SKAAR aka EVELYN L. SKAAR

GRANTEE(S): EVELYN L. SKAAR and CARRIE ANN [SKAAR] ASHBACK, TRUSTEE(S) of the SKAAR REVOCABLE LIVING TRUST u/t/d NOV 04, 2015

ABBREVIATED LEGAL DESCRIPTION: NOT OF CONT BK 236/PG 289 CONV TO FL 236/291; OLD PIT BY LAWRENCE SKAAR; NOT OF CONT BK 236/ PG 289 - TRANSFER 7 AC CUA TO DFL - BK 236/PG 291

ASSESSOR'S TAX PARCEL ID# 03072400070000, 03072400070100, 03072400070006, 03072400070400

REFERENCE NO: n/a Ym 2-29-16

THE GRANTOR(S), EVELYN SKAAR aka EVELYN L. SKAAR, for no consideration, convey(s) and quit claim(s) to EVELYN L. SKAAR and CARRIE ANN [SKAAR] ASHBACK, Trustee(s) of the SKAAR REVOCABLE LIVING TRUST u/t/d NOV 04, 2015, the following-described real property commonly known as 62 Homestead Rd, Stevenson, and situated in Skamania County, Washington, together with all after-acquired title of the Grantor(s) therein:

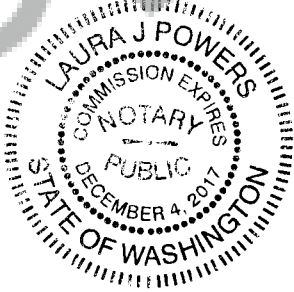
See Exhibit "A" attached hereto and incorporated herein by this reference.

NOV 04, 2015
Evelyn L. Skaar
EVELYN SKAAR aka EVELYN L. SKAAR

STATE OF WASHINGTON)
) ss.
County of Clark)

NOTARY: Please place seal within borders of box.

I certify that I know or have satisfactory evidence that **EVELYN SKAAR aka EVELYN L. SKAAR** is the person who appeared before me and said person acknowledged that **EVELYN SKAAR aka EVELYN L. SKAAR** signed this instrument and acknowledged it to be **EVELYN SKAAR aka EVELYN L. SKAAR'S** free and voluntary act for the uses and purposes mentioned in the instrument.



DATED: NOV 04, 2015

[Signature]
Notary Public
Printed Name: Laura J Powers
My Appointment Expires: 12/4/2017
Residing at: Portland, OR

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31699
FEB **29** 2016

PAID, EXEMPT
Stacey Ann Deputy
SKAMANIA COUNTY TREASURER

EXHIBIT "A"

N 1/2 NW 1/4 NW 1/4 Section 25 Township 3 N. R 7 E. W.M Skamania County; Less that parcel deeded to Harold Bagnall and Karen Bagnall, Recorded in Volume 189 Page 713 Auditor's records of Skamania County; and also excepting that portion, if any, lying within the above described property, of parcel deeded to Skamania County, recorded under Book S Page 310 Auditor's records of Skamania County, Said property herein conveyed being twenty acres, more or less;

The Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 24, Township 3 North, Range 7 E. W. M.; EXCEPT the following described portion thereof: Beginning at the northwest corner of the SW1/4 of the SW1/4 of the said Section 24; thence east 12 rods; thence south 20 rods; thence south 77° west 14 rods and 20 links; thence north 23 rods and 18 links to the point of beginning; AND SUBJECT TO easement granted to the United States of America for the Bonneville Power Administration's electric power transmission lines by deed dated October 20, 1953, and recorded October 28, 1953, at page 273 of Book 37 of Deeds, Records of Skamania County, Washington.

PLUS:

W1/2 of E1/2 of W1/2 of SE1/4 of SW1/4 and W1/2 of W1/2 of SE1/4 of SW1/4 of Section 24, Twp. 3 N. R. 7 E. W. M. containing 15 acres more or less pursuant to contract of sale in favor of Grantee and subject to his acts and omissions.

EXCEPT:

BEGINNING at a point that is South 88°43'15" East, 1569.86 feet and North 01°16'45" East, 510.29 feet from the Southwest corner of Section 24, Township 3 North, Range 7 East of the Willamette Meridian in Skamania County, Washington, as measured along the South line of said Section 24 and normal to it;

thence South 88°43'15" East, parallel to the South line of said Section 24, 265 feet, more or less, to the East line of the West half of the East half of the West half of the Southeast quarter of the Southwest quarter of said Section 24;

thence Southerly along said East line 325 feet, more or less, to the center-line of Cloverdale-Skaar Road; thence Westerly along the center-line of Cloverdale-Skaar Road to a point which bears South 27°21'04" West from the POINT OF BEGINNING;

thence North 27°21'04" East, 330 feet, more or less, to the POINT OF BEGINNING.

SAID parcel containing 2.5 acres, more or less.

SUBJECT TO County road easements.

EXCEPT:

A tract of land located in the West Half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4) of Section 24, Township 3 North, Range 7 E. W. M., described as follows:

Beginning at a point in the centerline of the county road known and designated as the Cloverdale - Skaar Road, said point being 178.9 feet north and 1,649 feet east of the southwest corner of the said Section 24; thence south 157.8 feet to intersection with the south line of the said Section 24; thence north 89° 16' east along said section line 186.6 feet to the southeast corner of the West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter (W1/2 E1/2 W1/2 SE1/4 SW1/4) of the said Section 24; thence north along the east line of the West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter (W1/2 E1/2 W1/2 SE1/4 SW1/4) of the said Section 24 to intersection with centerline of said Cloverdale - Skaar Road; thence southwesterly following the centerline of said road to the point of beginning; said tract containing 0.73 acre, more or less;

SUBJECT TO easement and right of way for the county road known and designated as Cloverdale - Skaar Road.

EXCEPT:

A tract of land located in the W1/2 of the W1/2 of the SE1/4 of the SW1/4 of Section 24, Township 3 N. Range 7 E. W. M. in Skamania County, Washington, described as follows:

Beginning at the southwest corner of said W1/2 of the W1/2 of the SE1/4 of the SW1/4; thence S 88°43'15" E, 314.05 feet to the southwest corner of that parcel conveyed to Curtis A. Skaar and Barbra J. Skaar by deed dated 29 July 1964 and recorded at page 121, Book 53 of Deeds, Records of Skamania County, Washington; thence N 1°21'34" E 141.06 feet to the south line of the County Road known and designated Skaar Road (County Road No. 23370); thence westerly along the south line of said Skaar Road to the west line of the SE1/4 of the SW1/4 of said Section 24; thence S 0°44'04" W along said west line to the point of beginning.

This description constitutes a boundary line adjustment between the adjoining property of the Grantors and Grantees herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance.

The herein described property cannot be segregated and sold without first conforming to the State of Washington and Skamania County subdivision laws.

PLUS:

Beginning at a point 104 feet N 34 E of corners to sections 23, 24, 25 and 26 Tp 3 N R 7 E. W.M., thence N 20° E 120 feet, thence S 70° E 363 feet, thence S 20° W 120 feet, thence N 70° W 363 feet to place of beginning containing one acre.

J:\MMP\Clients M-Z\Skaar Elder Law\Evelyn Skaar\2015\Exhibit A - updated.wpd

Skamania County Assessor
Date 2-29-16 Parcel# 3-7-24-0-0-700-00
3-7-24-0-0-700-06
3-7-24-0-0-701-00
3-7-24-0-0-704-00
JM