

**After Recording, Return to:**

Leanne M. Bowker, Esq.  
Harris & Bowker LLP  
10300 SW Greenburg Road, Suite 530  
Portland, OR 97223-5486

**Send Tax Statements to:**

Avner P. Cohn, Trustee  
31 Ava Road  
Underwood, WA 98651

**SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX**

31732  
MAR 22 2016

PAID Exempt  
Shirley Ann Deputy  
SKAMANIA COUNTY TREASURER

**WARRANTY DEED**

**Grantor (Seller):** Avner P. Cohn

**Grantees (Purchaser):** Avner P. Cohn, Trustee of The Avner P. Cohn Trust dated February 23, 2016.

**Legal Description (abbreviated):** Lot 2 Pete and Ava Grove SP BK 2/PG 6

**Assessor's Tax Account#:** 03 10 21 1 0 0104 00

Avner P. Cohn, Grantor, conveys and warrants to Avner P. Cohn, Trustee of The Avner P. Cohn Trust dated February 23, 2016, Grantee, all of Grantor's right, title and interest in and to the real property and improvements commonly known as 31 Ava Road, Underwood, Washington and more particularly described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT TO all encumbrances, rights, restrictions, reservations, covenants and easement, apparent or of record.

The true consideration for this conveyance is \$0.00. Grantor is funding his revocable living trust.

DATED this 23 day of February, 2016.

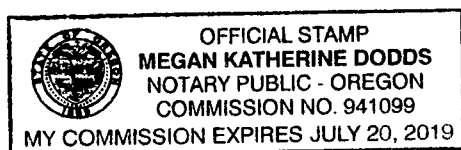
Avner P. Cohn  
Avner P. Cohn, Grantor

STATE OF OREGON )

) ss.

County of Washington )

On this 23 day of February, 2016, Avner P. Cohn appeared before me and declared his signatures to be his voluntary act and deed.



Megan Dodds  
Notary Public for Oregon  
My Commission Expires: 7.20.19

EXHIBIT A

A tract of land located in the Northeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 21; thence West 312 feet; thence North 267 feet to the Northeast corner of the MELVIN L. HOWARD TRACT recorded September 3, 1970 under Auditor's File No. 72507, Records of Skamania County, Washington, and the True Point of Beginning of this description; thence East a distance of 128.55 feet to a point which is 219.57 feet North of the center line of the County Road; thence North on the Easterly line of the private GROVE ROAD a distance of 205.93 feet; thence West parallel to the South line of the Northeast Quarter of the Northeast Quarter a distance of 458.63 feet; thence South parallel with the East line of the private GROVE ROAD a distance of 161.64 feet; thence East 121.73 feet to the Northwest corner of the afore-mentioned MELVIN L. HOWARD TRACT; thence Southeasterly along the Northerly line of said tract a distance of 213 feet to the True Point of Beginning.

ALSO KNOWN AS Lot 2 of the PETE and AVA GROVE SHORT PLAT, recorded in Book 2 of Short Plats, Page 6, Skamania County Records.

Skamania County Assessor  
Date 3-31-16 Parcel# 3-10-21-1-104