

WHEN RECORDED MAIL TO:

T. RANDALL GROVE
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Space Above for Recording Information Only

WARRANTY DEED

(TRANSFER TO TRUST WITHOUT CONSIDERATION)

THE GRANTORS, KRISTIAN F. NIELSEN and JOYCE S. NIELSEN, husband and wife, conveys and warrants to GRANTEES, KRISTIAN F. NIELSEN and JOYCE SUSANNE NIELSEN, Trustees of the Nielsen Family Trust dated May 5, 2016, as amended, all of their interest in the following described real estate situated in Skamania County, State of Washington:

A portion of the SE ½ SW ¼ Section 29, Township 3N, Range 3E.

See Exhibit “A” for complete legal description, attached hereto and incorporated by reference.

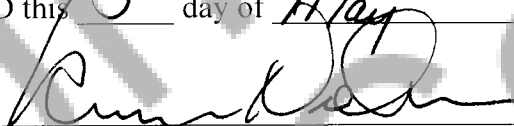
SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

ym 5/16/16

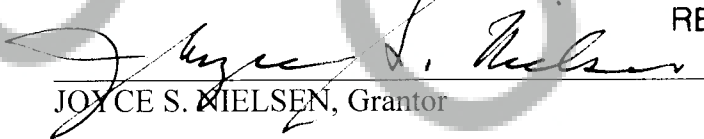
Assessor’s Parcel Nos.:03 08 29 0 0 2000 00, 03 08 29 0 0 2000 06, 03 08 29 0 0 2004 00

The liability and obligations of Grantors to Grantees and Grantees’ successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED this 5 day of May, 2016.



KRISTIAN F. NIELSEN, Grantor



JOYCE S. NIELSEN, Grantor

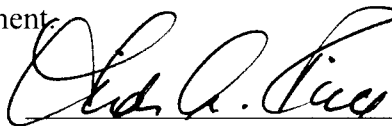
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31830
MAY 17 2016

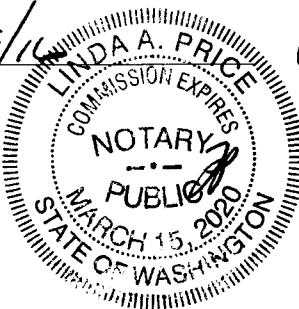
STATE OF WASHINGTON)
) ss.
County of Clark)

PAID EXEMPT

SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that KRISTIAN F. NIELSEN and JOYCE S. NIELSEN are the persons who appeared before me, and said persons acknowledged 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: 5/5/16 



Notary Public in and for the State of Washington,
Residing at Clark County.
My appointment expires: 7/5/20

EXHIBIT A

PARCEL I

All that part of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington;

AND a tract of land in Section 32, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 20 chains East of the corner common to Section 29, 30, 31 and 32 of Township 3 North, Range 8 East; thence East on a true line 8 chains and 50 links; thence South to the meander line of the Columbia River; thence Westerly with the meander line of the Columbia River to a point directly South of the Point of Beginning; thence North to the Point of Beginning.

EXCEPT Lots 1, 2 and 3 of the Patricia Andersen Short Plat, recorded in Book 3 of Short Plats, page 143, records of Skamania County, Washington.

ALSO EXCEPTING the Burlington Northern Santa Fe Railway right of way.

ALSO EXCEPT that portion lying within the Right of Way of Primary State Highway No. 8.

ALSO EXCEPT that portion conveyed to Skamania County by deed recorded in Book 141, page 353 records of Skamania County.

ALSO EXCEPTING the following described tract of land:

Beginning at the Southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington; thence South $89^{\circ}02'16''$ East along the South line of the said Government Lot 1, a distance of 301.16 feet to the True Point of Beginning; thence continuing South $89^{\circ}02'16''$ East along said South line of Government Lot 1, a distance of 30.00 feet; thence North $40^{\circ}13'13''$ East, a distance of 154.47 feet; thence North $11^{\circ}08'43''$ West, a distance of 200.00 feet to the South line of the Burlington Northern Santa Fe Railway right of way; thence along said right of way line South $79^{\circ}28'04''$ West, a distance of 151.83 feet; thence continuing along said right of way, along a curve concave to the South having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North $75^{\circ}55'21''$ East and a distance of 88.29 feet; thence South $11^{\circ}08'43''$ East, a distance of 200.00 feet; thence South $57^{\circ}01'54''$ East, a distance of 125.35 feet, more or less, to the South line of said Government Lot 1 and the True Point of Beginning.

PARCEL II

Beginning at the Southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington; thence South $89^{\circ}02'16''$ East along the South line of the said Government Lot 1, a distance of 301.16 feet to the True Point of Beginning; thence continuing South $89^{\circ}02'16''$ East along said South line of Government Lot 1, a distance of 30.00 feet; thence North $40^{\circ}13'13''$ East, a distance of 154.47 feet; thence North $11^{\circ}08'43''$ West, a

distance of 200.00 feet to the South line of the Burlington Northern Santa Fe Railway right of way; thence along said right of way line South $79^{\circ}28'04''$ West, a distance of 151.83 feet; thence continuing along said right of way, along a curve concave to the South having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North $75^{\circ}55'21''$ East and a distance of 88.29 feet; thence South $11^{\circ}08'43''$ East, a distance of 200.00 feet; thence South $57^{\circ}01'54''$ East, a distance of 125.35 feet, more or less, to the South line of said Government Lot 1 and the True Point of Beginning.

Skamania County Assessor
Date 5-16-16 Parcel# 3-8-29-0-0-2000-00
3-8-29-0-0-2000-06
3-8-29-0-0-2004-00
Jm