2016 05:09 PM DocType: DEED Filed by: AFN #2016001610 Recorded Aug 11, Phelan WEbber & Associates PS Page: 1 of 2 File Fee: \$74.00 Auditor Robert J. Waymire Skamania County, WA

## WHEN RECORDED RETURN TO

PHELAN WEBBER & ASSOCIATES P.S.

Attorneys at Law 502 E McLoughlin Blvd Vancouver, WA 98663-3357

SKANANIA COUNTY REAL ESTATE EXCISE TAX

AUG 1 5 2016

exempl

## FIDUCIARY DEED

THEDA J. BENNETT and DAVID A. BENNETT, TRUSTEE(S) of the BENNETT **GRANTOR:** 

REVOCABLE LIVING TRUST u/t/d November 7, 2014

GRANTEE(S): DAVID A. BENNETT, TRUSTEE(S) of the BENNETT FAMILY HOUSE PROTECTOR
TRUST 1/t/d AUG 0 5 2016

TRUST u/t/d

ABBREVIATED LEGAL DESCRIPTION: n/a

ASSESSOR'S TAX PARCEL ID # 03080600060200

REFERENCE NO: n/a

- GRANTOR. THEDA J. BENNETT and DAVID A. BENNETT, Trustees of the BENNETT REVOCABLE LIVING TRUST u/t/d November 7, 2014
- FIDUCIARY. THEDA J. BENNETT and DAVID A. BENNETT are the duly appointed, qualified, and acting trustees for the BENNETT REVOCABLE LIVING TRUST u/t/d November 7, 2014.
- <u>POWERS</u>. ARTICLE 7 TRUSTEE POWERS authorizes the trustee to transfer the below described property. ARTICLE 1.1 DECLARATION OF TRUST authorizes either trustee to act alone.
- DEED CONVEYANCE. Grantor hereby conveys and quit claims to DAVID A. BENNETT, TRUSTEE(S) of the BENNETT FAMILY HOUSE PROTECTOR TRUST u/t/d\_ , 2016 all of the interest of THEDA J. BENNETT, in the following-described property commonly known as Old State Road, Skamania, and situated in Skamania County, Washington, together with any interest therein which Grantor may hereafter acquire.

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

- NO WARRANTIES. This transfer is made by DAVID A. BENNETT as Trustee without warranty.
- LIMITED REPRESENTATION. The LAW OFFICES OF PHELAN WEBBER & ASSOCIATES P.S. has prepared this deed on behalf of DAVID A. BENNETT as Trustee and does not represent DAVID A. BENNETT individually or the interests of any other parties

STATE OF WASHINGTON

in the instrument.

County of Clark )

I certify that I know or have satisfactory evidence that DAVID A. BENNETT is the person who appeared before me, and said person acknowledged DAVID A. BENNETT signed this instrument and acknowledged it to be DAVID A. BENNETT'S free and voluntary act for the uses and purposes mentioned

AUG 05 DATED: Othward

Notary Public for Washington PRINTED NAME: 4MM DEVIUM HOSA My Commission Expires: 3:22-16

Camas w NOTARY: Please place seal within borders of box.



J:\MMP\Clients A-L\Bennett Elder Law\David Bennett AIF\2016\HPT fiduciary deed Skamania.wpd

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## Exhibit A

All that portion of land lying East of the West 800 feet of the following described property:

A tract of land located in Government Lot #5 of Section 6, Township 3 North, Range 8 East, Willamette Meridian, described as follows: BEGINNING at the Southwest corner of the said Government Lot #5 thence along the West line of said Government Lot #5, North 13.30 chains; thence East to the intersection with the East line of said Government Lot #5; thence South 13.30 chains to the intersection with the South line of the said Government Lot #5; thence West 19 chains more or less, to the POINT OF BEGINNING; EXCEPT that portion thereof described as follows: BEGINNING at a point 600 feet East and 17 feet North of the Southwest corner of said Government Lot #5; thence North 264 feet; thence West 165 feet; thence South 264 feet; thence East 165 feet to the POINT OF BEGINNING; and EXCEPT a conveyance to the public of a portion of the above described real property to be used for a public burying place by deed dated May 3, 1901, and recorded May 4, 1901, at page 300 of Book G of Deeds, Records of Skamania County, Washington.

SUBJECT TO easements, restrictions and reservations of record, including an easement recorded August 9, 1976 under Auditor's File No. 82605, Book 71, page 275, records of Skamania County, Washington.

ALSO SUBJECT TO an easement over the southerly one-half of the conveyed property for maintenance of an existing water line. Said easement extends along said existing water line and five feet on either side thereof.

TOGETHER WITH an easement for road and utilities ingress and egress over and across the North 30 feet of the West 800 feet of the above described property.

Skamania County Assessor
8-11-16 Parcell 3-8-6-60;