

After recording, return to:

JILL H. SASSER
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Space Above for Recording Information Only

TRUSTEE'S DISTRIBUTION DEED

THE GRANTOR, KAREN A. PETTYJOHN, as Trustee of the Ostenson Family Living Trust, dated September 28, 2005, as amended, conveys and warrants to GRANTEE, BRIAN R. OSTENSON, the trust's entire interest, including any after-acquired interest, in and to the real estate situated in Skamania County, Washington described on Exhibit "A" attached hereto.

A portion of SW ¼ of SE ¼, Section 5, Twn 3 N, R 8 E.W.M., containing approximately 20 acres, and fully described as Parcel 2 on the Attached Exhibit "A".

Assessor's Parcel Nos.: PTN of 03080500060000/6666

The purpose of this deed is to create a parcel of approximately 20 acres, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be further segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

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

DATED this 1st day of September, 2016.

Karen A. Pettyjohn TRUSTEE
KAREN A. PETTYJOHN, Trustee

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that KAREN A. PETTYJOHN is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of the Ostenson Family Living Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 1st day of September, 2016.



Jill H. Sasser
Notary Public for Washington
Residing at CLARK County
My appointment expires: 12-6-2018

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32075
SEP 6 2016

PAID EXEMPT
Shirley Palmer Deputy
SKAMANIA COUNTY TREASURER

EXHIBIT A
LEGAL DESCRIPTION

Parcel 2:

The South half of the Southwest Quarter of the Southeast Quarter (S ½, SW ¼, SE ¼) of Section 5, Township 3 North, Range 8 E.W.M. containing 20 acres more or less.

Planning Department - Exemption over 20 acres approved by: 9/6/16

SUBJECT TO an easement for a right of way granted to the United States of America for use of the Forest Service by deed dated November 15, 1952, and recorded March 19, 1953, at page 247 of Book 36 of Deeds, Records of Skamania County, Washington;

AND SUBJECT TO easement granted to Skamania County Public Utility District No. 1 for water pipeline.

Parcel Numbers: PTN of 03080500060000

Skamania County Assessor
Date 9/6/16 Parcel# PTN.C
G.S.