

When recorded return to:
Duane Knutson
681 E Sunset Rd
Shelton, WA. 98584

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32234
NOV 17 2016

PAID EXEMPT
Shelley Palmer Deputy
SKAMANIA COUNTY TREASURER

QUIT CLAIM DEED
OK

THE GRANTOR(S); Janine Hobson OK Duane Knutson OK, ~~Duane Knutson~~, ~~Steve Knutson~~ and ~~Janine Hobson~~, each as tenants in common as to an undivided one-third interest,

the purpose of this deed is to create a parcel of 20 acres or more, 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.

in hand paid, conveys and quit claims to: THE GRANTEE'S; **Duane Knutson** as his separate estate, **Steve Knutson** as his separate estate, and **Janine Hobson** as her separate estate, each as tenants in common as to an undivided one-third interest

the following described real estate, situated in the County of Skamania, State of Washington together with all after acquired title of the grantor(s) herein: **SEE ATTACHED EXHIBIT "A"**.

Abbreviated Legal: East ½ of the NW ¼, Sec 30 T2N R5E

Tax Parcel Number(s): 02053000010000

Planning Department - Exemption over 20 acres approved by: 11-17-16

Dated: 11-17-2016

Duane Knutson Steve Knutson
Janine Hobson

STATE OF Washington
COUNTY OF mason

ss.

I certify that I know or have satisfactory evidence that;
Duane Knutson, Steve Knutson and Janine Hobson (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they have signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Nov. 17, 2017



Jeanne A. Knutson
Notary name printed or typed: Jeanne Knutson
Notary Public in and for the State of Washington
Residing at Shelton
My appointment expires: Oct. 22, 2019

EXHIBIT "A"
LEGAL DESCRIPTION LOT 1

County of Skamania, State of Washington

That tract of land located in the East half of the Northeast quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington State, being more particularly described as follows:

That property as described in Personal Representative's Deed of Skamania County Auditor's File Number 2011177818, to wit:

The East Half of the Northeast Quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridian, except therefrom the following described property:

Commencing at the point of intersection of the line dividing the East half and the West half of the Northeast quarter of Section 30 aforesaid with the South line of said Northeast quarter; thence North along said division line 650 feet to the point of beginning; thence continuing North along said division line 200 feet to a point; thence East at right angles to said division line 450 feet to a point; thence south at right angles to the last described line 200 feet to a point; thence West at right angles to the last described line 450 feet to the true point of beginning;

Also except therefrom the following described real property:

Beginning at the Southwest corner of the East half of the Northeast quarter of said Section 30; thence north 0 degrees 49' 4" East along the West line of the East half of said Northeast quarter a distance of 650 feet; thence South 89 degrees 10' 50" East a distance of 450 feet; thence North 0 degrees 49' 04" East a distance of 200 feet; thence South 89 degrees 10' 50" East a distance of 900.82 feet to the East line of said Northeast quarter; thence South 1 degree 20' 48" West along the East line of said Northeast Quarter, a distance of 841.62 feet to the Southeast corner of said Northeast quarter; thence North 89 degrees 32' 24 " West along the South line of said Northeast quarter a distance of 1343.08 feet to the true point of beginning;

Also except that portion lying within public roads.

Subject to the reservation of a life estate for Eunice E. Knutson in and to the residential structure situated thereon and the one acre surrounding said residence. Said life estate is contingent upon Eunice E. Knutson insuring the premises, paying all real property taxes, and maintaining the residential structures. Said life estate shall terminate upon the death of Eunice E. Knutson, her ceasing to occupy the property as her principal residence for six consecutive months, or upon her failure to comply with any condition of said life estate as set forth above.

Further excepting therefrom the following described property:

Commencing at the Southwest corner of the East half of the Northeast quarter of said Section 30 thence North 00°49'04" East, 1536.26 feet along the West line of the East half of said Northeast quarter to the **Point of Beginning**; thence South 89°11'21" East, 1357.15 feet to a point on the East line of the Northeast quarter of said section 30; thence South 01°20'48" West, 686.49 feet, more or less, along said East line to a point being 841.63 feet North 01°20'48" East of the east quarter corner of said section 30; thence North 89°10'50" West, 1350.82 feet to said West line of the East half of the Northeast quarter of section 30; thence North 00°49'04" East, 686.26 feet along said west line back to the **Point of Beginning**.

Also except any portion conveyed to the United States of America for the Bonneville power Administration

Containing: 23.40 Acres more or less

Planning Department - Exemption over
20 acres approved by:

11-17-16

Skamania County Assessor

Date 11-17-16 Parcel# 25-30-100

Portion of

EXHIBIT

SKAMANIA COUNTY BRASS CAP
SECTION CORNER

