

**When recorded return to:**

Roy A. Kluthe and Laura Paxson Kluthe, husband  
and wife  
452 Skamania Landing Road  
Stevenson, WA 98648

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

3250 SE 164th Ave., STE 201  
Vancouver, WA 98683

Escrow No.: 612840701

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32286  
DEC - 8 2016

PAID

\$6,201.50

  
SKAMANIA COUNTY TREASURER

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

US Bank National Association, Trustee of the Kenneth J. Reynolds Management Trust dated May 26, 2009

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, bargains, sells, and conveys to

Roy A. Kluthe and Laura Paxson Kluthe, husband and wife

the following described estate, situated in the County of Skamania, State of Washington:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 02 06 34 144200 00 

Dated: December 6, 2016

US Bank National Association, Trustee of the Kenneth J. Reynolds Management Trust dated May 26, 2009

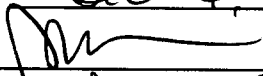
BY:   
Mark Gibson  
AVP and Trust Officer

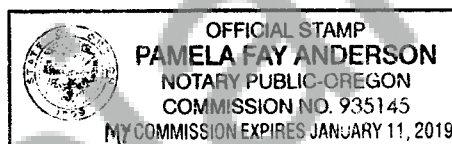
**BARGAIN AND SALE DEED**  
(continued)

State of OREGON  
County of Washington

I certify that I know or have satisfactory evidence that Mark Gibson is the person who appeared before me, and said person acknowledged that ~~he~~she signed this instrument, on oath stated that ~~he~~she was authorized to execute the instrument and acknowledged it as AVP and Trust Officer of US Bank National Association, Trustee of the Kenneth J. Reynolds Management Trust dated May 26, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Dec 6, 2016

  
Name: PAMELA F ANDERSON  
Notary Public in and for the State of OR.  
Residing at: Multnomah  
My appointment expires: 1.11.2019



Commitment No. : CL6103

## EXHIBIT "A"

A PORTION OF LOT 30, BLOCK 1, WOODARD MARINA ESTATES, INC., ACCORDING TO THE OFFICIAL PLAT THEREOF, DATED OCTOBER 3, 1962, ON FILE AND OF RECORD. PAGES 114 AND 115 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, AND AS AMENDED AND CORRECTED AS FOLLOWS:

A TRACT OF LAND IN GOVERNMENT LOT 1, SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT NO.30, BLOCK 1 OF THE WOODARD MARINA ESTATES AS SHOWN ON PLAT ON FILE IN THE OFFICE OF THE SKAMANIA COUNTY AUDITOR; THENCE WESTERLY 20 FEET ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 250.0 FEET AND WHOSE RADIUS POINT BEARS SOUTH 2°58'50" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 8°0' EAST 104.86 FEET; THENCE SOUTH 16°30' EAST 155.0 FEET MORE OR LESS TO THE MEAN LOW WATERLINE OF THE COLUMBIA RIVER; THENCE NORTHEASTERLY ALONG THE MEAN LOW WATERLINE TO THE EASTERLY LINE OF SAID LOT 30 AS SHOWN ON FILE IN THE SKAMANIA COUNTY AUDITOR'S OFFICE; THENCE NORTH 15°21'15" WEST 75.56 FEET, MORE OR LESS TO A POINT SOUTH 15°21'15" EAST 144.44 FEET, FROM THE NE CORNER OF SAID LOT 30; THENCE NORTH 33°41'20" WEST 54.59 FEET THENCE NORTH 4° 81'10" WEST 94.20 FEET TO THE NE CORNER OF SAID LOT 30; THENCE WESTERLY 40 FEET TO THE POINT OF BEGINNING ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 125 FEET AND WHOSE RADIUS BEARS NORTH 2°58'50" WEST FROM THE POINT OF BEGINNING.

Skamania County Assessor  
Date 12-8-11 Parcel # 2-10-34-1-4-4200  
*[Signature]*

Unofficial Copy

EXHIBIT "B"

UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY WOODARD MARINA ESTATES .

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWEST ELECTRIC COMPANY  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION  
RECORDED: July 21, 1912  
AUDITOR'S FILE NO.: BOOK O, PAGE 24  
AREA AFFECTED: BLANKET

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: SKAMANIA COUNTY PUBLIC UTILITIES DISTRICT NO.1  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION  
RECORDED: April 03, 1963  
AUDITOR'S FILE NO.: 61329, BOOK 51, PAGE 186  
AREA AFFECTED: BLANKET

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
AUDITOR'S FILE NO.: BOOK 53, PAGE 164

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
AUDITOR'S FILE NO.: BOOK J, PAGE 162

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: SKAMANIA COUNTY  
PURPOSE: RIGHT OF WAY FOR PUBLIC ROADS AND COUNTY ROAD NO.  
1016, DESIGNATED AS THE SKAMANIA LANDING ROAD  
RECORDED: March 23, 1971  
AUDITOR'S FILE NO.: 73257, BOOK 82, PAGE 728  
AREA AFFECTED: SAID PREMISES

BY-LAWS:

AUDITOR'S FILE NO.: 98929, 117222, 142005, 2011178954, 2012181451, 2013002438,  
2014001283 AND 2015001672

RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:  
CONTAINED IN R.C.W. 79.11.210.

RESERVING: ALL OIL, GASES, COAL ORES, MINERAL FOSSILS, ETC., AND THE RIGHT OF  
ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME, AND PROVIDING THAT  
SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL  
PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: PLANNING AND COMMUNITY DEVELOPMENT  
RECORDED: September 25, 2000  
AUDITOR'S FILE NO.: BOOK 205, PAGE 855

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
AUDITOR'S FILE NO.: 2015001750

MATTERS SET FORTH BY SURVEY:  
BOOK/PAGE OF  
SURVEYS: 3 / 7

DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES,  
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.

ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID  
PREMISES, LYING WITHIN THE BED OF THE COLUMBIA RIVER IF SAID RIVER IS  
NAVIGABLE.

ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE  
COLUMBIA RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.

ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE  
LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY  
WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS  
NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.