

When recorded return to:  
Steven E. Epling  
17610 NE 36<sup>th</sup> Way  
Vancouver, WA 98682

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32471  
MAR 15 2017

PAID

*Exempt*  
*by deputy*

SKAMANIA COUNTY TREASURER

QUIT CLAIM DEED

THE GRANTOR(S) Jill Marie Steenson, spouse of Grantee, for and in consideration of NO CONSIDERATION GIVEN, TO ESTABLISH SEPARATE PROPERTY WAC 458-61A-203 (1), conveys and quit claims to Steven E. Epling, a married individual as his separate property, 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" for Legal Description.

Abbreviated Legal: SE ¼ and S ½ NE ¼ of Section 1, Township 2 North, Range 5 East, Willamette Meridian, Skamania County.

Tax Parcel Number(s): 02-05-00-0-0-0100-00

*[Signature]*

Dated: 3/9/17

  
Jill Marie Steenson


STATE OF WASHINGTON

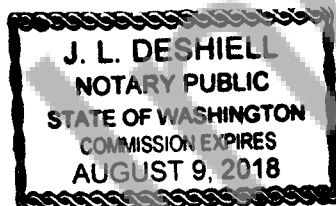
COUNTY OF Clark

ss.

I certify that I know or have satisfactory evidence that Jill Marie Steenson  
is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and  
acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 3/9/17

  
Notary name printed or typed: Jessica De Shiell  
Notary Public in and for the State of Washington  
Residing at Vancouver  
My appointment expires: 8/9/18



**EXHIBIT "A"**  
**to the Deed**  
 Property Legal Description

Township 2 North, Range 5 East, Willamette Meridian, Skamania County:

Section 1: A parcel of land located within the SE1/4 and S1/2NE1/4:

**BEGINNING** at the Southeast corner of the NE1/4 of said Section 1, also known as the 1/4 corner between Sections 1 and 6, Township 2 North, Ranges 5 & 6 East; thence, South 01°33'15" West, along the East line of said SE1/4 of Section 1, for a distance of 2537.34 feet to the Southeast corner of Section 1; thence, North 84°57'17" West, along the South line of said Section 1, for a distance of 2376.19 feet to the apparent centerline of Washougal River Road (W-2000); thence, North 29°32'35" East, along said road centerline, for a distance of 847.78 feet to the beginning of a curve to the left; thence along said road centerline on curve to the left, having a radius of 850.43 feet, through a central angle of 17°29'16", for an arc length of 259.57 feet; thence, North 12°03'20" East, along said road centerline, for a distance of 666.44 feet to the beginning of a curve to the right; thence, along said road centerline on said curve right, having a radius of 2075.46 feet, through a central angle of 16°11'28", for an arc length of 586.50 feet; thence, North 28°14'47" East, along said road centerline, for a distance of 370.12 feet; thence, leaving said road, North 42°35'56" East for a distance of 762.78 feet; thence, North 73°06'52" East for a distance of 963.12 feet more or less to the East line of said Section 1; thence South 01°33'15" West, along the said East line, for a distance of 1020.00 feet to the **POINT OF BEGINNING**: containing 130.98 acres, more or less.

**TOGETHER WITH AND SUBJECT TO A 60.00 FOOT ROAD EASEMENT;**  
 The centerline being more particularly described as follows, to-wit:

**COMMENCING** at the intersection of the South line of section 1 with the apparent centerline of Washougal River Road (W-2000); thence, North 29°32'35" East, along said road centerline, for a distance of 847.78 feet to the beginning of a curve to the left; thence along said road centerline on curve to the left, having a radius of 850.43 feet, through a central angle of 17°29'16", for an arc length of 259.57 feet; thence, North 12°03'20" East, along said road centerline, for a distance of 666.44 feet to the beginning of a curve to the right; thence, along said road centerline on said curve right, having a radius of 2075.46 feet, through a central angle of 16°11'28", for an arc length of 586.50 feet; thence, North 28°14'47" East, along said road centerline, for a distance of 370.12 feet; thence, South 69°03'14" East, along said centerline, for a distance of 225.40 to the beginning of a curve to the left; thence along said road centerline on curve to the left, having a radius of 274.76 feet, through a central angle of 46°24'19", for an arc length of 222.53 feet; thence, North 64°32'26" East, along said road centerline, for a distance of 1106.65 feet more or less to the East line of said Section 1, **BEING THE TERMINUS OF THIS EASEMENT**;

**SUBJECT TO**; any other road rights-of-way, private road and/or utility easements, restrictions, reservations, covenants or any other matters of record, if any.

Skamania County Assessor  
 Date 3-15-17 Parcel# 2-5-100  
*[Signature]* Director of