

After recording, return to:

T. RANDALL GROVE
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

327 47
AUG 22 2017

PAID Exempt
cy deputy
SKAMANIA COUNTY TREASURER

Space Above for Recording Information Only

TRUSTEE'S DEED

GRANTOR: KRISTIAN F. NIELSEN, as Trustee of the Nielsen Family Trust dated
May 5, 2016, as amended

GRANTEES: KRISTIAN F. NIELSEN, as Trustee of the Joyce S. Nielsen Decedent's
Trust established pursuant to the Nielsen Family Trust dated May 5, 2016,
as amended, as to a FIFTY-SEVEN AND FIFTY-FOUR HUNDREDTHS
PERCENT (57.54%)

KRISTIAN F. NIELSEN, as Trustee of the Kristian F. Nielsen Survivor's
Trust established pursuant to the Nielsen Family Trust dated May 5, 2016,
as amended, as to a FORTY-TWO AND FORTY-SIX HUNDREDTHS
PERCENT (42.46%)

RECITALS:

1. The Nielsen Family Trust dated May 5, 2016, as amended (hereinafter "the Trust"),
was established by Kristian F. Nielsen and Joyce Susanne Nielsen, as Trustors and as
Trustees. Joyce Susanne Nielsen died on August 26, 2016. Pursuant to the terms of
the Trust, Kristian F. Nielsen is authorized to act as Trustee of the Trust.
2. One of the assets of the Trust is a parcel of real property in Skamania County legally
described as follows:

A portion of the SE ½ SW ¼ Section 29, Township 3N, Range 3E.

See Exhibit "A" for complete legal description, attached hereto and
incorporated by reference.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and
agreements of record, if any.

Assessor's Parcel Nos.: 03 08 29 0 0 2000 00, 03 08 29 0 0 2000 06,
03 08 29 0 0 2004 00

3. This deed is given pursuant to a non-pro rata allocation of the community property assets formerly owned by the Trust.
4. Pursuant to such non-pro rata allocation made by the Trustee, the above-described real estate is to be allocated as follows:
 - a. Fifty-seven and fifty-four hundredths percent (57.54%) to the Decedent's Trust; and
 - b. Forty-two and forty-six hundredths percent (42.46%) to the Survivor's Trust.
5. The Grantor is transferring the above-described parcel of real property to the Grantee pursuant to the terms of the Trust

TRANSFER:

The Grantor hereby conveys, transfers, and warrants to Grantees, all of the Grantor's interest, including any after-acquired interest, in and to the real estate situated in Skamania County, Washington legally described above.

The liability and obligations of the Grantor to Grantees and Grantees' 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 15th day of August, 2017.

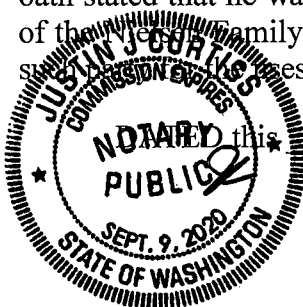

 KRISTIAN F. NIELSEN, Trustee of the Nielsen Family Trust dated May 5, 2016, as amended

STATE OF WASHINGTON)

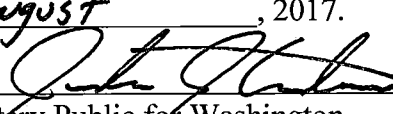
) ss.

County of Clark)

I certify that I know or have satisfactory evidence that KRISTIAN F. NIELSEN is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Nielsen Family Trust dated May 5, 2016, as amended, to be the free and voluntary act of said person for the purposes mentioned in the instrument.



DATED this 15 day of August, 2017.


 Notary Public for Washington

Residing at Clark County

My appointment expires: 9-9-2020

EXHIBIT A

PARCEL I

All that part of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington;

AND a tract of land in Section 32, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 20 chains East of the corner common to Section 29, 30, 31 and 32 of Township 3 North, Range 8 East; thence East on a true line 8 chains and 50 links; thence South to the meander line of the Columbia River; thence Westerly with the meander line of the Columbia River to a point directly South of the Point of Beginning; thence North to the Point of Beginning.

EXCEPT Lots 1, 2 and 3 of the Patricia Andersen Short Plat, recorded in Book 3 of Short Plats, page 143, records of Skamania County, Washington.

ALSO EXCEPTING the Burlington Northern Santa Fe Railway right of way.

ALSO EXCEPT that portion lying within the Right of Way of Primary State Highway No. 8.

ALSO EXCEPT that portion conveyed to Skamania County by deed recorded in Book 141, page 353 records of Skamania County.


ALSO EXCEPTING the following described tract of land:

Beginning at the Southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington; thence South $89^{\circ}02'16''$ East along the South line of the said Government Lot 1, a distance of 301.16 feet to the True Point of Beginning; thence continuing South $89^{\circ}02'16''$ East along said South line of Government Lot 1, a distance of 30.00 feet; thence North $40^{\circ}13'13''$ East, a distance of 154.47 feet; thence North $11^{\circ}08'43''$ West, a distance of 200.00 feet to the South line of the Burlington Northern Santa Fe Railway right of way; thence along said right of way line South $79^{\circ}28'04''$ West, a distance of 151.83 feet; thence continuing along said right of way, along a curve concave to the South having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North $75^{\circ}55'21''$ East and a distance of 88.29 feet; thence South $11^{\circ}08'43''$ East, a distance of 200.00 feet; thence South $57^{\circ}01'54''$ East, a distance of 125.35 feet, more or less, to the South line of said Government Lot 1 and the True Point of Beginning.

PARCEL II

Beginning at the Southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington; thence South $89^{\circ}02'16''$ East along the South line of the said Government Lot 1, a distance of 301.16 feet to the True Point of Beginning; thence continuing South $89^{\circ}02'16''$ East along said South line of Government Lot 1, a distance of 30.00 feet; thence North $40^{\circ}13'13''$ East, a distance of 154.47 feet; thence North $11^{\circ}08'43''$ West, a

distance of 200.00 feet to the South line of the Burlington Northern Sante Fe Railway right of way; thence along said right of way line South 79°28'04" West, a distance of 151.83 feet; thence continuing along said right of way, along a curve concave to the South having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North 75°55'21" East and a distance of 88.29 feet; thence South 11°08'43" East, a distance of 200.00 feet; thence South 57°01'54" East, a distance of 125.35 feet, more or less, to the South line of said Government Lot 1 and the True Point of Beginning.

Skamania County Assessor
 Date 8-21-17 Parcel# 3-8-29-2000
 3-8-29-2000-06
3-8-29-2004

Unofficial Copy