

After recording, return to:

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

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32783  
SEP 18 2017

PAID *EXEMPT*  
*Skamania County*  
SKAMANIA COUNTY TREASURER

Space Above for Recording Information Only

**TRUSTEES' DISTRIBUTION DEED**

**GRANTORS:** ELANA T. CARPENTER and R.M. TALENT, as Co-Trustees of the DeGroot Family Trust, dated March 6, 1992, as amended.

**GRANTEES:** ELANA T. CARPENTER and R.M. TALENT, as Co-Trustees of the George D. DeGroot Exemption Trust II, established pursuant to the terms of the DeGroot Family Trust, dated March 6, 1992, as amended.

THE GRANTORS, hereby convey and warrant to GRANTEES, GRANTORS' entire interest in and to the real estate situated in Skamania County, Washington described as follows:

A tract of land located in Section 31, Township 3 North, Range 8 east of the Willamette Meridian; fully described on Exhibit "A" attached hereto.

Assessor's Parcel Number: 3083100080000 *2m 9/14/17*

George D. DeGroot died on October 27, 2010 and at such time Gloria Z. DeGroot became the sole Trustee of the DeGroot Family Trust. Gloria Z. DeGroot resigned as Trustee on January 14, 2011. Subsequent to such resignation, and pursuant to the terms of the Trust, Elana T. Carpenter and R.M. Talent became the successor Co-Trustees of the DeGroot Family Trust.

The liability and obligations of the Trustees on behalf of the DeGroot Family Trust 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 DeGroot Family Trust under any title insurance policy. The DeGroot Family Trust shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the DeGroot Family Trust under any title insurance policy.

TRUSTEE'S DISTRIBUTION DEED - 1  
CARE05-000001 - 607355.doc

 LANDERHOLM  
805 Broadway Street, Suite 1000  
PO Box 1086  
Vancouver, WA 98666  
T: 360-696-3312 • F: 360-696-2122

DATED this 6<sup>th</sup> day of December, 2012.

ELANA T. CARPENTER

ELANA T. CARPENTER, Co-Trustee of the DeGroot Family Trust, dated March 6, 1992, as amended.

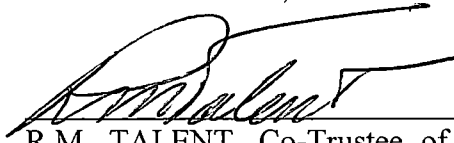
STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that ELANA T. CARPENTER 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 a Co-Trustee of the DeGroot Family Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 6<sup>th</sup> day of December, 2012.

Kaye J. Nelson  
Notary Public for Washington  
Residing at Clark County  
My appointment expires: 5-14-16





R.M. TALENT, Co-Trustee of the DeGrootte Family Trust, dated March 6, 1992, as amended.

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that R.M. TALENT 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 a Co-Trustee of the DeGrootte Family Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 6 day of December 2012.



Kaye J. Nelson  
Notary Public for Washington  
Residing at Clark County  
My appointment expires: 5-14-16

**Exhibit "A"**

A TRACT OF LAND LOCATED IN SECTION 31, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,800 FEET SOUTH OF THE QUARTER CORNER COMMON TO SECTIONS 30 AND 31, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 55°30' EAST 1,007 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO C.M. YOUMANS BY DEED RECORDED AT PAGE 11 OF BOOK R OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE EAST 350 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 180 FEET; THENCE EAST TO THE CENTER OF THE CHANNEL OF SMITH CREEK; THENCE FOLLOWING THE CENTER OF THE CHANNEL OF SMITH CREEK IN A SOUTHEASTERLY DIRECTION WITH THE NORTHERLY LINE OF THE RIGHT-OF-WAY ACQUIRED BY THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY, IN BOOK 1 OF DEEDS AT PAGE 425, RECORDED JANUARY 27, 1906, AND IN BOOK K OF DEEDS AT PAGE 14, RECORDED JUNE 9, 1906; THENCE FOLLOWING THE NORTHERLY LINE OF SAID RAILWAY RIGHT-OF-WAY SOUTH 69°40' WEST TO A POINT DUE SOUTH FROM THE INITIAL POINT; THENCE NORTH TO THE INITIAL POINT. TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE ACCESS ROAD 20 FEET IN WIDTH AS NOT LOCATED AND CONSTRUCTED LEADING FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED REAL PROPERTY WESTERLY TO PRIMARY STATE HIGHWAY NO. 8.

Skamania County Assessor  
Date 9-14-17 Parcel# 03-08-31-0-0-0800-00  
Jm