

After recording, return to:

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

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32827
OCT -4 2017

PAID exempt
SKAMANIA COUNTY TREASURER

Space Above for Recording Information Only

GIFT DEED

GRANTOR: GLORIA Z. DEGROOTE, by and through her Special Attorney-in-Fact, GREG L. WILSON.

GRANTEES: ELANA T. CARPENTER, as her separate property as to an undivided 50% tenant-in-common interest.

R.M. TALENT, as his separate property as to an undivided 50% tenant-in-common interest.

THE GRANTOR, hereby conveys and warrants to GRANTEEES, as equal tenants-in-common, GRANTOR'S entire interest in and to the real estate situated in Skamania County, Washington described as follows:

A tract of land in Section 19 and Section 20, Township 2 North, Range 7 East of the Willamette Meridian, fully described on Exhibit "A" attached hereto.

Assessor's Parcel No.: 02072000100000 *Lm 10/4/17*

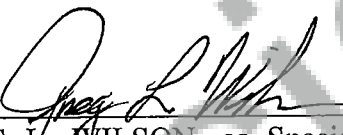
GREG L. WILSON was appointed as Special Attorney-in-Fact for GLORIA Z. DEGROOTE pursuant to an Appointment of Special Attorney-in-Fact dated October 26, 2012, which is attached hereto as Exhibit "B." Said Appointment of Special Attorney-in-Fact was made pursuant to paragraph 2 of the Individual Power of Attorney for GLORIA Z. DEGROOTE dated January 14, 2011, which is attached hereto as Exhibit "C."

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

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 27 day of December, 2012.

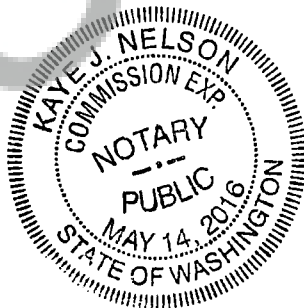



 GREG L. WILSON, as Special Attorney-in-Fact for
 GLORIA Z. DEGROOTE

STATE OF WASHINGTON)
) ss.
 County of Clark)

I certify that I know or have satisfactory evidence that GREG L. WILSON 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 Special Attorney-in-Fact for Gloria Z. DeGroote, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 27th day of December, 2012.





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

Exhibit "A"**Parcel 1:**

A tract of land in the Hamilton D.L.C. and in Section 20, Township 2 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point on the center line of primary State Highway No. 8 marked by the center of the Westerly pier of the Hamilton Creek bridge as constructed and existing in December 1965; thence following the center line of said highway South $88^{\circ} 45'$ West 158.05 feet to the initial point of the tract hereby described; thence following the center line of said highway South $88^{\circ} 45'$ West 81.09 feet; thence following the center line of said highway North $84^{\circ} 17'$ West 669.6 feet to intersection with the West line of the said Section 20, said point being North $01^{\circ} 04'$ East 1,740 feet, more or less, from the corner common to Section 19, 20, 29, and 30, Township 2 North, Range 7 East of the Willamette Meridian; thence North $01^{\circ} 04'$ East 952.1 feet along the West line of the said Section 20; thence South 61° East 468.35 feet; thence South $22^{\circ} 04'$ East 852.23 feet to the initial point; said tract containing 8.96 acres, more or less.

EXCEPT Right of Way for Primary State Highway No. 8; AND SUBJECT TO easements and Right of Way for an electric power transmission line granted to the Northwestern Electric Company, a corporation.

Parcel 2:

A tract of land located in the East One-Half, Section 19, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the Southeast corner of Lot 4 of the Longview Fibre Company Short Plat as recorded in Book 3 of Short Plats at page 48;

Thence North $00^{\circ}55'15''$ East, along the East line of said Section 19, to the Southerly right-of-way line of the Northwest Pipeline Corporation pipeline easement;

Thence Southwesterly, along said Southerly right-of-way line, to the most northerly corner of Lot 4 of said Longview Fibre Company Short Plat, said point being the intersection of said southerly right-of-way line and the Westerly edge of Hamilton Creek;

Thence South $30^{\circ}29'09''$ East, along the Easterly line of said Lot 4, a distance of 41.35 feet;

Skamania County Assessor
Date 10-4-17 Parcel# 02-07-20-0-0-1000-00

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Thence South 35°12'33" East, along the Easterly line of said Lot 4, a distance of 57.89 feet;

Thence South 42°03'55" East, along the Easterly line of said Lot 4, to a point which is 100.00 feet West, as measured at a right angle to the East line of said Section 19;

Thence South 00°55'15" West, parallel to and 100.00 feet distant from the East line of said Section 19, to the South line of said Lot 4;

Thence South 81°11'45" East, along the South line of said Lot 4, to the point of beginning.