

After Filing Return To:  
Richard A. Klobucher  
Davis Wright Tremaine LLP  
1201 Third Avenue  
Suite 2200  
Seattle, WA 98101-3045

### SPECIAL WARRANTY DEED

**Grantor(s):**

1. Sheila G. Van Zandt, individually and as nonintervention personal representative of the Estate of Edward F. Van Zandt, under King County, Washington Superior Court Cause No. 15-4-07088-3 SEA

**Grantee(s):**

1. Sheila G. Van Zandt, as trustee of the Edward F. Van Zandt Exemption Trust U/W of Edward F. Van Zandt dated August 8, 2001

**Abbreviated Legal Description** (lot, block and plat name, or section-township-range):

Lot 32, Washougal Riverside Tracts, According to the Plat thereof, recorded in Book A, Page 80, in the County of Skamania, State of Washington.

\*Additional legal description on page 3 of this document.

**Assessor's Property Tax Parcel Account Number(s):** 02053230070100

**Reference Numbers of Documents Assigned or Released (if applicable):** N/A

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32869  
OCT 23 2017

Skamania County Assessor  
Date 10-23-17 Parcel# 02-05-32-3-0-0701-00  
ym

PAID EXEMPT  
Richard A. Klobucher  
SKAMANIA COUNTY TREASURER

**SPECIAL WARRANTY DEED**

THE GRANTOR, Sheila G. Van Zandt, as nonintervention personal representative of the Estate of Edward F. Van Zandt, under King County, Washington Superior Court Cause No. 15-4-07088-3 SEA (certified copy of Letters Testamentary attached), without consideration and as a non pro rata division and partial distribution of the estate, bargains, sells, and conveys to Sheila G. Van Zandt, as trustee of the Edward F. Van Zandt Exemption Trust U/W of Edward F. Van Zandt dated August 8, 2001, Grantee, the following described real estate situated in the County of Skamania, State of Washington, subject to all agreements, conditions, covenants, easements, restrictions, and other matters of record, and subject also to all defects, encumbrances, and other matters that would be disclosed by a thorough physical inspection and accurate ALTA/NSPS land title survey of the Property:

Lot 32, Washougal Riverside Tracts, According to the Plat thereof, recorded in Book A, Page 80, in the County of Skamania, State of Washington. See attached Exhibit A for complete description.

Sheila G. Van Zandt, individually, joins in this conveyance and confirms that her community property interest in such property is intended to be conveyed to the above grantee, and hereby bargains, sells, and conveys such interest in the above-described property to the Grantee.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that

against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise, she, as personal representative, will forever warrant and defend the said described real estate.

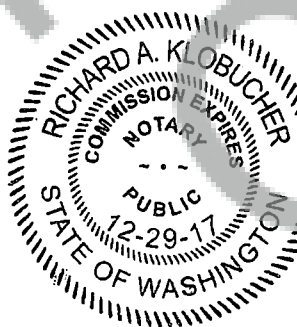
DATED: October 6, 2017.

Sheila G. Van Zandt  
Sheila G. Van Zandt, individually and as personal representative of the Estate of Edward F. Van Zandt

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 6<sup>th</sup> day of Oct., 2017, before me, a Notary Public in and for the State of Washington, personally appeared Sheila G. Van Zandt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be her free and voluntary act and deed, individually and as personal representative, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Richard A. Klobucher  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellevue  
My appointment expires 12-29-2017  
Print Name Richard A. KLOBUCHER

Exhibit A

Lot 32, Washougal Riverside Tracts, According to the Plat thereof, recorded in Book A, Page 80, in the County of Skamania, State of Washington.

Subject to: General taxes and Fire Patrol for the second half of 1995. Rights of others thereto entitled in and to the continued uninterrupted flow of the Washougal River, and rights of upper and lower Riparian Owners in and to the use of the waters and natural flow thereof; also boating and fishing rights or property owners abutting the Washougal River or the stream of water leading thereto. Rights of the public lying within the road. Reservation of an easement contained in instrument recorded under Book 80, Page 603, AF#93405. Encroachment of garage on to Lot 31 as revealed by survey recorded in Book 3 Surveys, Page 132.

Skamania County Assessor

Date 10-23-17 Parcel# 02-05-32-3-0-0701-00

sm

**CERTIFIED  
COPY****FILED**

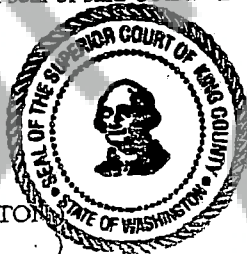

2015 DEC 14 PM 2:01

KING COUNTY  
SUPERIOR COURT CLERK  
SEATTLE, WAIN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON  
COUNTY OF KING

IN RE THE ESTATE OF  <b>Edward F. Van Zandt</b>    DECEASED	NO: 15-4-07088-3 SEA  LETTERS TESTAMENTARY  (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on December 14, 2015. It appears in and by said will that: **Sheila G. Van Zandt** is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: December 14, 2015.

STATE OF WASHINGTON  
County of KingBARBARA MINER  
King County Superior Court ClerkBy:  Deputy Clerk  
T. Brown

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date DEC 14 2015

**DEC 14 2015**

BARBARA MINER, Superior Court Clerk

By:  Deputy Clerk• NOT OFFICIAL WITHOUT SEAL • **T. BROWN**