

**WHEN RECORDED RETURN TO:**

**PENSCO Trust Company**  
1560 Broadway #400  
Denver, CO 80202

**DOCUMENT TITLE(S)**

Statutory Warranty Deed

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

n/a

**GRANTOR(S):**

Cindy Hickey-Nesbitt and John R. Nesbitt

**GRANTEE(S):**

PENSCO Trust Company LLC, Custodian FBO Arrow Kruse IRA 100%

**BENEFICIARY:**

n/a

**TRUSTEE: n/a**

**ABBREVIATED LEGAL DESCRIPTION:**

Ptn Sec 34 T2N R5EWM

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32894  
NOV - 1 2017

**TAX PARCEL NUMBER(S):**

02 05 34 2 0 1001 00

PAID 15,685.75  
*[Signature]*  
SKAMANIA COUNTY TREASURER

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. The fee for non-standard processing is \$50.00.

Signature of Requesting Party

When recorded return to:

PENSCO Trust Company, LLC  
 5439 SE Lincoln Street  
 Portland, OR 97215

## STATUTORY WARRANTY DEED

CTV4834

The Grantor, **Cindy Hickey-Nesbitt and John R. Nesbitt**, husband and wife the latter who acquired title as her separate estate

for and in consideration of **Ten Dollars and other valuable consideration**

in hand pays, conveys, and warrants to **PENSCO Trust Company, LLC, Custodian FBO Arrow Kruse, IRA 100%**

the following described real estate, situated in the County of Skamania, State of Washington:

**A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34, SOUTH 150 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE ALONG SAID WEST LINE SOUTH 120 FEET; THENCE EAST TO THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER; THENCE IN A NORTHERLY DIRECTION FOLLOWING THE CENTERLINE OF THE CHANNEL OF THE WASHOUGAL RIVER TO A POINT EAST OF THE INITIAL POINT; THENCE WEST TO THE INITIAL POINT.**

6.S.  
 4  
 Tax Parcel Numbers(s): **02 05 34 2 0 1001 00**  
 Skamania County Assessor  
 Date **11-17** Parcel **02-05-34-2-1001-00**  
 02-05-34-2-0-1001-00

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

Dated: **10/6/2017**

*Cindy Hickey-Nesbitt*  
 Cindy Hickey-Nesbitt  
*John R. Nesbitt*  
 John R. Nesbitt


**SKAMANIA COUNTY**  
**REAL ESTATE EXCISE TAX**  
 32894  
 NOV - 1 2017  
 PAID \$6,851.75  
*Michael P. Poirer*  
 SKAMANIA COUNTY TREASURER

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STATE OF **Washington**


} ss.

COUNTY OF **Clark**

 and John R. Nesbitt

I certify that I know or have satisfactory evidence that **Cindy Hickey-Nesbitt** is/are the person who appeared before me, and said person 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: **10.31.17**

  
\_\_\_\_\_  
**Tracey L. Hendrickson**  
Notary Public in and for the State of Washington  
Residing at **Washougal**  
My appointment expires: **4/10/2021**

