

After recording, return to:

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

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32997  
JAN 2 2018

PAID

SKAMANIA COUNTY TREASURER

Space Above for Recording Information Only

**WARRANTY DEED**

**GRANTOR:** GLORIA Z. DEGROOTE, by and through her Co-Attorneys-in-Fact, ELANA T. CARPENTER and R.M. TALENT.

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

THE GRANTOR, hereby conveys and warrants to GRANTEES, GRANTOR'S entire interest, being an undivided fifty percent (50%) interest, including any after-acquired interest, in and to the real estate situated in Skamania County, Washington described as follows:

A portion of the Southwest quarter of Section 16 and a portion of the Northwest quarter of Section 21, both in Township 3 North, Range 8 East of the Willamette Meridian. See Exhibit A for complete legal description.

Assessor's Parcel Number: 03082122010000

ELANA T. CARPENTER and R.M. TALENT were appointed as Co-Attorneys-in-Fact for GLORIA Z. DEGROOTE pursuant to the Individual Power of Attorney for GLORIA Z. DEGROOTE dated January 14, 2011, which is attached hereto, as Exhibit "B."

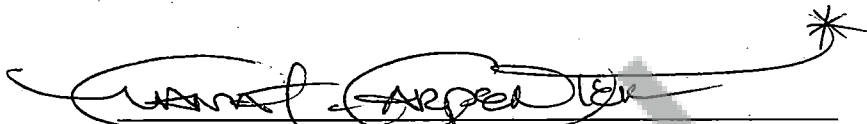
The liability and obligations of the Grantor to Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to the Grantor under any title insurance policy. The Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the Grantor under any title insurance policy.

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WARRANTY DEED - 1  
CARE05-000001 - 607703.doc

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

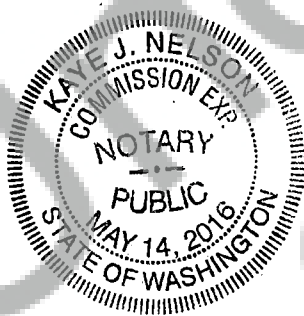
DATED this 6<sup>th</sup> day of December, 2012.

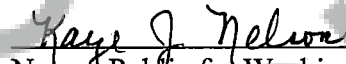
  
ELANA T. CARPENTER, as Co-Attorney-in-Fact for  
GLORIA Z. DEGROOTE

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



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

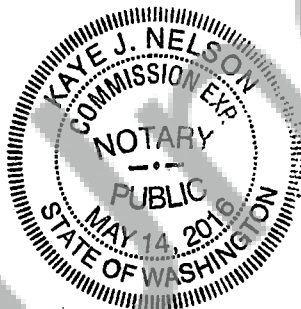


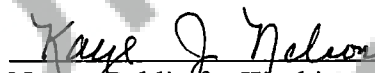
R.M. TALENT, as Co-Attorney-in-Fact for GLORIA Z. DEGROOTE

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-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 6 day of DECEMBER, 2012.



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

**EXHIBIT A**

Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 16, Township 3 North, Range 8 East of the Willamette Meridian; thence East along the South line of said Section 16 a distance of 40 rods; thence North 5 rods; thence West 40 rods more or less, to the West line of said Section 16; thence South 5 rods to the point of beginning.

TOGETHER WITH the North 10 feet of the West 360 feet of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM any portion lying within the Plat of CARSON VALLEY III, recorded at Page 1 of Book "B", Skamania County Records.

Skamania County Assessor

Date 1-2-18 Parcel# 3-8-21-2-2-100