

RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:
Jerry R. Cates
721 Wantland Road
Washougal, WA 98671

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33013
JAN 10 2018

SPECIAL WARRANTY DEED

PAID 1030.¹⁰
Cg deputy
SKAMANIA COUNTY TREASURER

Grantor(s): David Rorvik, Trustee, Proteus Pension Plan & Trust
Grantee(s): Diane F. Cates, Trustee, Cates Family Revocable Living Trust UTA dated
November 2, 2017
Abbreviated Legal: Lot 1 CLIFF SIDE S/P #2012181867
Assessor's Tax Parcel No(s): 02-05-34-0-0-0605-00 (S)

THE GRANTOR, DAVID RORVIK, TRUSTEE, PROTEUS PENSION PLAN & TRUST, for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, bargains, sells, and conveys to DIANE F. CATES, TRUSTEE, CATES FAMILY REVOCABLE LIVING TRUST UTA DATED NOVEMBER 2, 2017, GRANTEE, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in the Cliff Side Short Plat, in the Southeast Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington:

Commencing at the Southwest corner of Lot 2, Cliff Side Short Plat, recorded under Auditor File No. 2012181867, Skamania County, which is monumented by a yellow plastic cap on a 5/8" rebar;

Thence along the West side of said Lot 2 North 01° 12' 11" East, a distance of 289.58 feet;

Thence along the West side of Lot 1 of said Short Plat North 01° 12' 11" East, a distance of 208.00 feet to a white plastic cap on a 5/8" rebar and the Point of Beginning;

Thence North 01° 12' 11" East, a distance of 301.03 feet to the centerline of Wantland Road, as described in Book 74, Page 570, Skamania County records;

Thence along said centerline on a curve concave to the south having a radius of 300.00 feet and a central angle of 13° 19' 04" and being subtended by a chord which bears North 79° 40' 28" East 69.58 feet; thence easterly along said curve, a distance of 69.73 feet;

Thence along said centerline North 86° 20' 00" East tangent to said curve, a distance of 39.95 feet to the beginning of a curve tangent to said line;

Thence along said centerline a distance of 66.03 feet along the curve concave to the northwest, having a radius of 100.00 feet and a central angle of 37° 50' 00";

Thence along said centerline North 48° 30' 00" East tangent to said curve, a distance of 204.53 feet to the beginning of a curve tangent to said line;

Thence a distance of 42.20 feet along the curve concave to the northwest, having a radius of 100.00 feet and a central angle of 24° 10' 36";

Thence North 36° 24' 42" East, a distance of 64.72 feet to a point which is monumented by a yellow plastic cap on a 5/8" rebar;

Thence North 29° 09' 52" East, a distance of 100.90 feet;
 Thence South 80° 19' 57" East, a distance of 385.67 feet to the line common to Lot 1
 and Lot 4 of said Cliff Side Short Plat;
 Thence along said line South 45° 29' 14" West, a distance of 203.55 feet;
 Thence along said line South 63° 19' 42" West, a distance of 505.53 feet;
 Thence along said line South 89° 28' 13" East, a distance of 218.88 feet;
 Thence along said line South 01° 12' 12" West, a distance of 143.29 feet;
 Thence South 80° 51' 51" West, a distance of 444.94 feet to the Point of Beginning.

Subject To: This conveyance is subject to covenants, conditions, restrictions, easements
 and encumbrances, if any, affecting title, which may appear in the public record, including
 those shown on any recorded plat or survey, and any encumbrance which may be evident
 by a visual inspection of the real property.

DATED this 9th day of January, 2018.

Skamania County Assessor
 Date 1-10-18 Parcel# 2-5-34-605

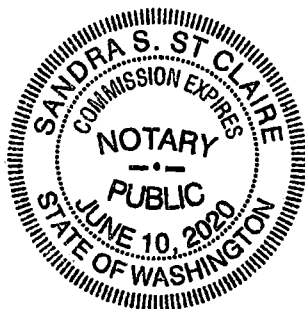
Grantor:
 Proteus Pension Plan & Trust

By: [Signature]
 David Rorvik, Trustee

STATE OF WASHINGTON §
 COUNTY OF CLARK §

I certify that I know or have satisfactory evidence that David Rorvik is the person who
 appeared before me, and said person acknowledged that he signed this instrument and
 acknowledged it to be his free and voluntary act for the uses and purposes mentioned in
 the instrument.

Dated: January 9, 2018



Sandra S. St. Claire

Notary name printed or typed: Sandra S. St. Claire

Notary Public in and for the State of Washington

Residing at: Vancouver, WA

My appointment expires: June 10, 2020

Sandra S. St. Claire
 Notary Public for Washington
 Residing at Vancouver, WA
 My commission expires June 10, 2020