

Prepared By:

Alice Rosebrook
49861 State Hwy 14
Stevenson, Washington 98648

After Recording Return To:

Alice Rosebrook
49861 State Hwy 14
Stevenson, Washington 98648

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
33137
MAR 14 2018

PAID *exempt*
Vickie Chittland, Treasurer
SKAMANIA COUNTY TREASURER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 13, 2018 THE GRANTOR(S),

- Alice N Rosebrook, Trustee and Samuel R Dunlap, Trustee, ~~a married couple~~ *the JO*
Alice Rosebrook and Samuel Dunlap family trust dated 3/25/08
for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration
conveys, releases and quitclaims to the GRANTEE(S):

- Alice N Rosebrook and Samuel R Dunlap, a married couple, residing at 49861 State Hwy
14, Stevenson, Skamania County, Washington 98648
the following described real estate, situated in an unincorporated area in the County of Skamania,
State of Washington:

Legal Description:

Parcel #03082730050000 *2m 3/13/18*
see Exhibit A

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other
minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described
real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 03082730050000

Mail Tax Statements To:
Alice N Rosebrook and Samuel R Dunlap
49861 State Hwy 14
Stevenson, Washington 98648

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

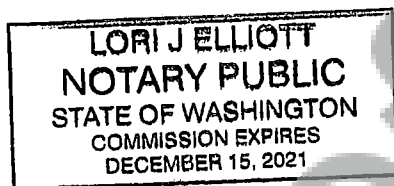
DATED: March 13, 2018

Alice N. Rosebrook Samuel R Dunlap

Alice N Rosebrook and Samuel R Dunlap, Trustee on behalf of Alice Rosebrook and Samuel Dunlap Family Trust DTD 3/25/2008

STATE OF WASHINGTON, COUNTY OF SKAMANIA, ss:

On this 13 day of March, 2018, before me personally appeared Alice N Rosebrook and Samuel R Dunlap on behalf of Alice Rosebrook and Samuel Dunlap Family Trust DTD 3/25/2008, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Lori Elliott

Notary Public

Notary

Title (and Rank)

My commission expires ^{RE} Dec. 15, 2021

Notary Address:

Po Box 333

Carson WA 98610

AFN #2008169746 Page: 3 of 3

EXHIBIT A TO WARRANTY DEED

PARCEL 1:

A tract of land in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point marked by an iron pipe on the East line of the William B. Murphy D.L.C., 1,239 feet North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North 69°23' West 232.2 feet; thence South 18°18' West 576.70 feet, more or less, to the Northerly right-of-way line of Primary State Highway No. 8, as now constructed and existing; thence following said Northerly right-of-way line South 66°34' East 199.07 feet, South 23°26' West 20 feet, and South 66°34' East 230.5 feet to intersection with East line of said Murphy D.L.C., said point being marked by a bronze monument 578.09 feet North of the intersection of said East line with the South line of the said Section 27; thence North along the East line of said Murphy D.L.C. to the point of beginning.

EXCEPTING THEREFROM the following:

Skamania County Assessor
Date 4/14/08 Parcel# 3-8-27-3-500
4/23/08 Jm 3-8-27-3-602

Beginning at a point marked by an iron pipe on the East line of the William M. Murphy D.L.C., 1,239 feet North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North 69°23' West 232.2 feet; thence South 18°18' West 198.40 feet; thence South 69°23' East 130 feet; thence Northeasterly in a straight line 223.2 feet, more or less to the point of beginning.

PARCEL II:

A tract of land located in the William B. Murphy D.L.C., in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the initial point of a tract of land conveyed to the grantors by deed dated April 29, 1966, and recorded at Page 465 of Book 55 of Deeds, Records of Skamania County, Washington; thence North 23°26' East 255.6 feet to the Northerly right-of-way line of the county road designated as the House Road; thence North 68°17' East following said Northerly line 215 feet; thence North 21°43' East 167.45 feet, more or less, to the Northerly line of Parcel No. 3 of a tract of land conveyed to Ellis A. House and Elizabeth R. House, his wife, by deed dated May 17, 1956, and recorded at Page 592 of Book 41 of Deeds, records of Skamania County, Washington; thence following said Northerly line South 60°41' East and South 54°36' East to intersection with the Westerly line of a tract of land sold to Vernon E. Seager and Beverly A. Seager, his wife, by contract dated October 15, 1963, and recorded at Page 161 of Book 52 of Deeds, records of Skamania County, Washington; thence South 18°18' West along said Westerly line to intersection with the Northerly line of Primary State Highway No. 8 as it existed in 1962; thence following the Northerly right-of-way line of said highway Northwesterly to the initial point of the tract hereby described.

Skamania County Assessor
Date 3-13-18 Parcel# 03-08-27-3-0-500-00
Jm