

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

KATHRYN E. HOLLAND, Attorney at Law
PABST HOLLAND & REYNOLDS, PLLC
900 Washington Street, Suite 820
Vancouver, WA 98660

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
33150
MAR 19 2018

PAID EXEMPT
Kathryn E. Holland
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

Grantors (Sellers): JERRY V. JERMANN and THOMAS M. JERMANN,
Co-Trustees of the ANN L. JERMANN LIVING TRUST dated
October 8, 1999
Grantee (Buyer): THOMAS M. JERMANN, a married man as his sole and separate
property
Abbreviated Legal: Lot 2, G Hegewald SP BK T/PG 59
Assessor's Tax Parcel # 02-07-01-2-0-0401-00
Other Reference Nos: 136634

Documentary transfer tax is none. No consideration.

THE GRANTORS, JERRY V. JERMANN and THOMAS M. JERMANN, Co-Trustees
of the ANN L. JERMANN LIVING TRUST dated October 8, 1999,

CONVEY AND WARRANT TITLE to

THOMAS M. JERMANN, a married man as his sole and separate property.

the following-described real estate situated in the County of Skamania, State of Washington,
including any interest therein which Grantors may hereafter acquire:

Lot 2 of the GARY HEGEWALD SHORT PLAT as recorded in
Book "T," at Page 59, Plat records of the Skamania County Auditor.

EXCEPTING THEREFROM that certain parcel more particularly
described in **Exhibit A** attached hereto and incorporated herein by
reference.

Skamania County Assessor
Date 3-19-18 Parcel# 02-07-01-2-0-0401-00
jm

STATUTORY WARRANTY DEED - I
JERMANN, Ann/Trust Admin/D Deed (Lot 2, Stevenson, WA) (2018)

PABST HOLLAND & REYNOLDS, PLLC
ATTORNEYS AT LAW
900 Washington Street, Suite 820
Vancouver, Washington 98660
(360) 693-1910 • (503) 222-9201

Pursuant to the Certification of Trust attached hereto as **Exhibit B** and incorporated herein by reference, JERRY V. JERMANN and THOMAS M. JERMANN are serving as the Co-Trustees of the Ann L. Jermann Living Trust and are authorized to act on behalf of the Trust.

DATED March 8, 2018.

JERRY V. JERMANN, Co-Trustee of the
ANN L. JERMANN LIVING TRUST dated
10/8/1999

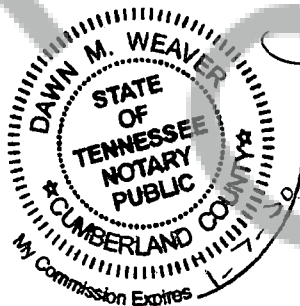
DATED MARCH 13, 2018.

THOMAS M. JERMANN, Co-Trustee of the
ANN L. JERMANN LIVING TRUST dated
10/8/1999

STATE OF Tennessee)
: ss.
County of Cumberland)

I certify that JERRY V. JERMANN appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument as the Co-Trustee of the ANN L. JERMANN LIVING TRUST and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED March 8, 2018.

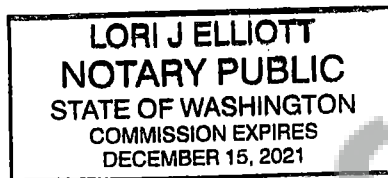


Dawn M. Weaver
NOTARY PUBLIC FOR Cumberland County
My Commission Expires: 1/7/20

STATE OF Washington
: ss.
County of Skamania

I certify that THOMAS M. JERMANN appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument as the Co-Trustee of the ANN L. JERMANN LIVING TRUST and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED March 13, 2018.



Lori J Elliott
NOTARY PUBLIC FOR Washington
My Commission Expires: Dec 15, 2021

Exhibit "A"

A portion of Lot 2 of the GARY HEGEWALD SHORT PLAT recorded in Book T of Short Plats, Page 59, in the Northwest Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of Lot 3 of the GARY HEGEWALD SHORT PLAT; thence North 26 degrees 35'30" West 40 feet; thence South 64 degrees 15'19" West 237.64 feet, more or less, to the West line of said Lot 2; thence South 17 degrees 10'40" East along said West line 40 feet to the Northwest corner of said Lot 3; thence North 64 degrees 15'19" West along said North line 237.64 feet, more or less, to the point of beginning.

SUBJECT TO an easement for ingress, egress, and utilities over the easterly 20 feet of said adjusted Lot 3 which is reserved to the Grantor, her heirs and assigns.

Skamania County Assessor
Date 3-19-18 Parcel# 02-07-01-2-0-0401-00
Tm

CERTIFICATION OF TRUST

I, KATHRYN E. HOLLAND, declare and state:

1. I am the attorney for JERRY V. JERMANN, 249 Cumberland Cove Road, Monterey, Tennessee 38574, and THOMAS M. JERMANN, PO Box 9, N. Bonneville, Washington 98639, in their capacity as successor Co-Trustees of the ANN L. JERMANN LIVING TRUST dated October 8, 1999, as restated on November 25, 2008. The ANN L. JERMANN LIVING TRUST is irrevocable.

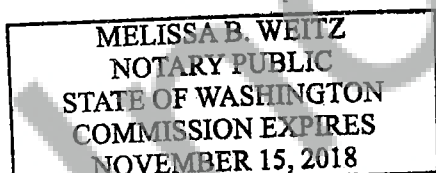
2. ANN L. JERMANN, the Trustor and initial Trustee, died on December 19, 2016.

3. The beneficiaries of the ANN L. JERMANN LIVING TRUST are JERRY V. JERMANN, THOMAS M. JERMANN, VERNON C. JERMANN, and WILLIAM H. LUCHSINGER.

4. Pursuant to Article IX, JERRY V. JERMANN and THOMAS M. JERMANN are designated as successor Co-Trustees of the Trust. They have all powers and authority granted to Trustees under Washington law and the Washington Trust Act as stated in Article VII, which includes the power to lease, buy, sell, convey, encumber, and otherwise manage real property.

5. To the best of my knowledge, I certify that this Certification of Trust is true and accurate, and that the Trust has not been revoked, modified, or amended in any manner that would cause the representations herein to be incorrect, and is in full force and effect.

Executed at Clark County, Washington, on March 5, 2018.



Kathryn E. Holland
KATHRYN E. HOLLAND,
Attorney for Successor Co-Trustees

STATE OF WASHINGTON)

: ss.

County of Clark)

I certify that KATHRYN E. HOLLAND appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED March 5, 2018.

Exhibit B
Page 1 of 1

Melissa B. Weitz
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 11-15-2018

CERTIFICATION OF TRUST

Jermann, Ann/Trust Admin/D CERTIFICATE OF TRUST (2018) – short form

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