

WHEN RECORDED RETURN TO:

Eva Bowers

c/o Pauline Trefren, Guardian

Po Box 11661

Longview, WA 98632

DOCUMENT TITLE(S)

Quit Claim Deed

REFERENCE NUMBER(S) of Documents assigned or released: SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33218

APR 25 2018

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Linda M. Justice

PAID

EXEMPT

Christy Morris Deputy
SKAMANIA COUNTY TREASURER

☐ Additional names on page ____ of document.

GRANTEE(S):

Eva D. Bowers, a single woman

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

See Exhibit "A" attached and incorporated
herein.

☐ Complete legal on page ____ of document.

TAX PARCEL NUMBER(S):

02053420040700

2m 4/25/18

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recorded processing requirements may cover up or otherwise obscure some part of the text of the original document.

Company Name: Pauline Trefren, Legal Guardian for Eva Bowers

Signature/Title: *Pauline Trefren*

AFTER RECORDING MAIL TO:

Eva Bowers
Mo Pauline Trefren, Guardian
PO Box 1661
Longview, WA 98632

Grantor: Linda M. Justice

Grantee: Eva D. Bowers, a single woman

Legal Description: See Exhibit "A" attached and incorporated herein

Assessor's Property Tax Serial Number: 02053420040700

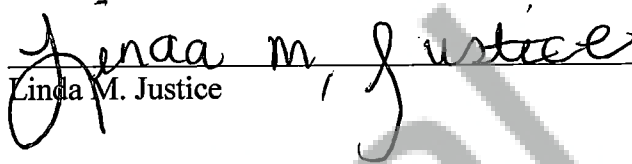
QUIT CLAIM DEED

THE GRANTOR, Linda M. Justice, for love and affection, conveys and quit claims to Grantee, Eva D. Bowers, a single woman, the following described real estate, situated in the County of Skamania, State of Washington, together with all after-acquired title of the Grantor therein:

/// /// ///

See Exhibit "A" attached and incorporated herein.

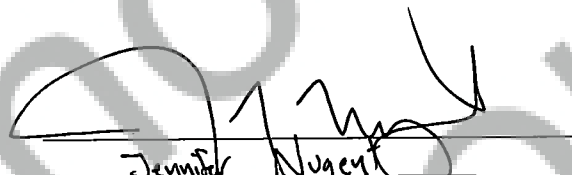
DATED this 9th day of January, 2018.


Linda M. Justice

STATE OF WASHINGTON)
 : ss.
COUNTY OF CLARK)

On this day personally appeared before me Linda M. Justice to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of January, 2018.


Jennifer Nugent
NOTARY PUBLIC in and for the State of
Washington, residing at Clark County
My Commission expires Oct. 19, 2019

ORDER NO. S18-0066KM

EXHIBIT "A"

Those portions of the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 34; thence North $0^{\circ} 40' 49''$ West along the East line of said Northwest Quarter of Section 34, 454.74 feet; thence South $77^{\circ} 12' 20''$ West 51.40 feet to a point on the South edge of a 60 foot wide driveway; thence continuing South $77^{\circ} 12' 20''$ West along the South edge of the said 60 foot wide driveway 738.95 feet; thence continuing South $77^{\circ} 12' 20''$ West 14.78 feet; thence around the outside of a 45 foot cul-de-sac 107.47 feet which is to the left of the cord which bears North $82^{\circ} 34' 16''$ West 83.68 feet and the true point of beginning; thence North $85^{\circ} 34' 01''$ West 384.11 feet; thence North $14^{\circ} 59' 20''$ East 289.49 feet; thence South $71^{\circ} 29' 46''$ East 323.93 feet to the West edge of a 30 foot driveway; thence South $08^{\circ} 31' 03''$ East along the said West edge of a 30 foot wide driveway; thence around the outside of a 45 foot radius cul-de-sac 59.75 feet which is the right of a cord which bears South $23^{\circ} 53' 02''$ West 55.45 feet to the true point of beginning.

EXCEPT the Easterly 30 feet of said Tract which is reserved to increase the aforesaid 30 foot driveway to 60 feet in width.

Also known as Lot 2 FANNING Short Plat recorded in Book 2 of Plats, Page 63, Skamania County Records.

Skamania County Assessor

Date 4-25-18 Parcel# 02-05-34-2-0-0 407-00

sm

FILED

2018 JAN 16 AM 11:49

SCOTT G. WEBER, CLERK
CLARK COUNTYIN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON FOR CLARK COUNTY

In re the Guardianship of

No. 17 4 00917 3

EVA BOWERS,

LETTERS OF GUARDIANSHIP

An alleged incapacitated person.

Letters Expire: 5/12/2021

These Letters of Guardianship provide official verification of the following:

ON January 12, 2018, the Court appointed PAULINE TREFREN, a certified professional guardian, to serve as: **Limited Guardian of the Person and Full Guardian of the Estate** for EVA BOWERS, an incapacitated person.

The Guardian has fulfilled all legal requirements to serve, including, but not limited to: taking and filing the oath; filing the bond consistent with the court's order; filing any blocked account agreement consistent with the court's order; and appointing a resident agent for a nonresident guardian.

The Court, having found the Guardian duly qualified, now makes it known the appointed Guardian is authorized as the Guardian for the incapacitated person.

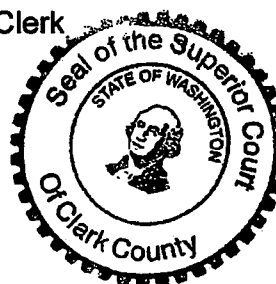
The next filing and reporting deadline in this matter is on April 12, 2018.

These Letters expire and are no longer valid on the date in the caption.

These Letters can only be renewed by a new court order. If the court grants an extension, new Letters will be issued.

Witness the Honorable PRESIDING of Superior Court, and the
seal of the Court affixed on January 16, 2018. Scott G. Weber
Clerk of Clark County Superior Court

By [Signature], Deputy Clerk



State of Washington)

)ss.

County of Clark)

PRESIDING

I, PRESIDING, Clerk of the Superior Court of Clark County, Washington State, certify that this document represents true and correct Letters of Guardianship in the above entitled case, entered on (date)

2-9-18

These Letters remain in full force and effect until the date the Letters expire, as provided above. The seal of the Superior Court has been affixed and witnessed by my hand on 2-9, 2018.

Scott G. Weber, Clerk of Clark County Superior Court

By: [Signature], Deputy Clerk

