

WHEN RECORDED RETURN TO

CJ STANDRIDGE
JUDY STANDRIDGE
132 NE Shepherd Ave
Stevenson WA 98648

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
33323
JUN 27 2018

PAID \$1,068.35
Judith Palmer Deputy
SKAMANIA COUNTY TREASURER

FIDUCIARY DEED

GRANTOR: SHARREN A. (BROWN) JONES, Trustee of the ESTHER L. BROWN SUPPLEMENTAL NEEDS TRUST PURSUANT TO LAST WILL AND TESTAMENT OF GEORGE A. BROWN DATED SEPTEMBER 8, 2009

GRANTEE: CJ STANDRIDGE and JUDY STANDRIDGE, husband and wife

ABBREVIATED LEGAL DESCRIPTION: LOTS 3 BLK 1 2nd ADDITION TO HILL CREST BK 1 PG 100

ASSESSOR'S TAX PARCEL ID #03753623070100 zm 6/27/18

REFERENCE NO: N/A

- GRANTOR.** The undersigned Grantor SHARREN A. (BROWN) JONES, Trustee of the ESTHER L. BROWN SUPPLEMENTAL NEEDS TRUST PURSUANT TO LAST WILL AND TESTAMENT OF GEORGE A. BROWN DATED SEPTEMBER 8, 2009 is the duly appointed, qualified and acting Trustee.
- TRUST.** SHARREN A. (BROWN) JONES was named as Successor Trustee of the ESTHER L. BROWN SUPPLEMENTAL NEEDS TRUST PURSUANT TO LAST WILL AND TESTAMENT OF GEORGE A. BROWN DATED SEPTEMBER 8, 2009 and started acting in that behalf on February 5, 2014.
- POWERS.** ARTICLE 6.1 of the LAST WILL AND TESTAMENT OF GEORGE A. BROWN DATED SEPTEMBER 8, 2009 authorizes SHARREN A. (BROWN) JONES to sell the below described property.
- DEED - CONVEYANCE.** Grantor hereby conveys and quit claims to Grantee(s), CJ STANDRIDGE and JUDY STANDRIDGE, husband and wife, the Trust's interest in the following-described property commonly known as Pine Street, Stevenson situated in Skamania County, Washington, together with any interest therein which Grantor may hereafter acquire:

See Exhibit "A" attached hereto and incorporated herein by this reference.
- NO WARRANTIES.** This transfer is made in Grantor's capacity as Trustee without warranty.
- LIMITED REPRESENTATION.** The LAW OFFICES OF PHELAN WEBBER PETTIS P.S. has prepared this deed on behalf of SHARREN A. (BROWN) JONES, Trustee of the ESTHER L. BROWN SUPPLEMENTAL NEEDS TRUST PURSUANT TO LAST WILL AND TESTAMENT OF GEORGE A. BROWN DATED SEPTEMBER 8, 2009 and does not represent the interests of any other parties.

6 / 27, 2018

ESTHER L. BROWN SUPPLEMENTAL NEEDS TRUST PURSUANT TO LAST WILL AND TESTAMENT OF GEORGE A. BROWN DATED SEPTEMBER 8, 2009

Sharren A. (Brown) Jones - Successor Trustee
By: SHARREN A. (BROWN) JONES, as Trustee and not in her individual capacity

STATE OF WASHINGTON)
County of Skamania : ss.

I certify that I know or have satisfactory evidence that SHARREN A. (BROWN) JONES signed this instrument in her capacity as Trustee for the above-captioned trust, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 27, 2018
Julie A. Andersen
Notary Public for Washington
PRINTED NAME: Julie A. Andersen
My Commission Expires: June 17, 2022
Residing at: Carson, Washington

NOTARY: Please place seal within borders of box.



Exhibit A

Lot 3, Block 1, SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the Plat thereof, recorded in Book A of Plats, Page 100, in the County of Skamania, State of Washington.

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of person in possession thereof.
3. Easements or claims of easements, unpatented mining claims not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claim or title to water. Unpatented mining claims, and all rights relating thereto. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof. Indian Tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitude.
4. Rights or claims of parties in possession or claiming possession, not shown by the public records.
5. Any encroachment, encumbrance, violations, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
6. Any lien or right to a lien, for serviced, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS:

7. Easement, including the terms and provisions thereof:
 For : Utilities
 Recorded : June 4, 1912
 Book : N
 Page : 583
8. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
 Recorded : November 12, 1958
 Book : 4
 Page : 143
9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SECOND ADDITION TO HILL CREST ACRE TRACTS Book A, Page 100.
 See recorded plat for details
10. Easement, including the terms and provisions thereof:
 Granted to : Town of Stevenson, a municipal corporation
 Recorded : May 24, 1977
 Book : 72
 Page : 702

Skamania County Assessor
 Date 6-27-18 Parcel# 03-75-36-2-3-0701-00
 ym