

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1280 Energy Lane  
St. Paul, MN 55108

~~When Recorded Return to:~~  
~~Amrock~~  
~~662 Woodward Avenue~~  
~~Detroit, MI 48226~~

Prepared by:  
Candace M. Wilkerson  
Attorney at Law  
10675 Willows Road NE, Suite 250  
Redmond, WA 98052  
Escrow No. \_\_\_\_\_

34046537  
Order Number: 64442807-4579697

Abbr. Legal Description: A portion of the SE 1/2 of the SW 1/4 Section 29, Township 3N, Range 3E

Assessor's Property Tax Parcel Account Number(s): 03082900200000; 03082900200006;  
03082900200400

81080749

QUITCLAIM DEED

*Not subject to real estate excise tax pursuant to WAC §458-61A-211(2)(h) as a conveyance from  
a trustee of a revocable trust to the original grantor or to a beneficiary if no valuable  
consideration passes.*

GRANTOR, KRISTIAN F. NIELSEN, as Trustee of THE JOYCE S. NIELSEN  
DECEDENT'S TRUST ESTABLISHED PURSUANT TO THE NIELSEN FAMILY  
TRUST DATED MAY 5, 2016 AS AMENDED, as to (57.54%), and KRISTIAN F.  
NIELSEN, as Trustee of THE KRISTIAN F. NIELSEN SURVIVOR'S TRUST  
ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST DATED MAY 5, 2016  
AS AMENDED, as to (42.46%), residing at 251 Sprague Landing Road, Stevenson, WA 98648-  
6503, for and in consideration of Ten and no/100 Dollars (\$10.00), convey and quit claim to  
GRANTEE, KRISTIAN F. NIELSEN, an unmarried man, residing at 251 Sprague Landing  
Road, Stevenson, WA 98648-6503, the following described real estate, situated in the County of  
Skamania, State of Washington, together with all after-acquired title of the Grantor therein:

Legal Description [attached hereto as Exhibit "A"];

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Dated this 13 day of June, 2018.

Kristian F. Nielsen Trustee

**KRISTIAN F. NIELSEN, as Trustee of THE JOYCE S. NIELSEN DECEDENT'S TRUST ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST DATED MAY 5, 2016 AS AMENDED**

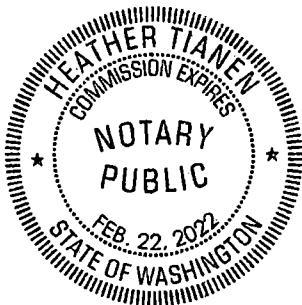
Kristian F. Nielsen Trustee

**KRISTIAN F. NIELSEN, as Trustee of THE KRISTIAN F. NIELSEN SURVIVOR'S TRUST ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST DATED MAY 5, 2016 AS AMENDED**

STATE OF Washington )  
 ) ss  
COUNTY OF Skamania )

I certify that I know or have satisfactory evidence that **KRISTIAN F. NIELSEN, as Trustee of THE JOYCE S. NIELSEN DECEDENT'S TRUST ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST DATED MAY 5, 2016 AS AMENDED,** and **KRISTIAN F. NIELSEN, as Trustee of THE KRISTIAN F. NIELSEN SURVIVOR'S TRUST ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST DATED MAY 5, 2016 AS AMENDED,** is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/~~she/they~~ signed this instrument and acknowledged it to be his/~~her/their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: June 13, 2018



Heather Tianen  
NOTARY PUBLIC in and for the State of Washington  
residing at Skamania County, WA  
My commission expires: 02/22/2022  
Heather Tianen

EXHIBIT A

The following described real property situate in the County of Skamania, State of Washington:

Parcel I

All that part of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington;

And a tract of land in Section 32, 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 20 chains East of the corner common to Section 29, 30, 31 and 32 of Township 3 North, Range 8 East; thence East on a true line 8 chains and 50 links; thence South to the meander line of the Columbia River; thence Westerly with the meander line of the Columbia River to a point directly South of the point of beginning; thence North to the point of beginning.

Except Lots 1, 2 and 3 of the Patricia Andersen Short Plat, recorded in Book 3 of Short Plats, Page 143, Records of Skamania County, Washington.

Also excepting the Burlington Northern Santa Fe Railway right of way.

Also except that portion lying within the Right of Way of Primary State Highway No. 8.

Also except that portion conveyed to Skamania County by deed recorded in Book 141, Page 353 Records of Skamania County.

Also excepting the following described tract of land:

Beginning at the Southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington; thence South  $89^{\circ} 02' 16''$  East along the South line of the said Government Lot 1, a distance of 301.16 feet to the true point of beginning; thence continuing South  $89^{\circ} 02' 16''$  East along said South line of Government Lot 1, a distance of 30.00 feet; thence North  $40^{\circ} 13' 13''$  East, a distance of 154.47 feet; thence North  $11^{\circ} 08' 43''$  West, a distance of 200.00 feet to the South line of the Burlington Northern Santa Fe Railway right of way; thence along said right of way line South  $79^{\circ} 28' 04''$  West, a distance of 151.83 feet; thence continuing along said right of way, along a curve concave to the South having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North  $75^{\circ} 55' 21''$  East and a distance of 88.29 feet; thence South  $11^{\circ} 08' 43''$  East, a distance of 200.00 feet; thence South  $57^{\circ} 01' 54''$  East, a distance of 125.35 feet, more or less, to the South line of said Government Lot 1 and the true point of beginning.

## Parcel II

Beginning at the Southwest corner of Government Lot 1 of Section 29, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington; thence South 89° 02' 16" East along the South line of the said Government Lot 1, a distance of 301.16 feet to the true point of beginning; thence continuing South 89° 02' 16" East along said South line of Government Lot 1, a distance of 30.00 feet; thence North 40° 13' 13" East, a distance of 154.47 feet; thence North 11° 08' 43" West, a distance of 200.00 feet to the South line of the Burlington Northern Sante Fe Railway right of way; thence along said right of way line South 79° 28' 04" West, a distance of 151.83 feet; thence continuing along said right of way, along a curve concave to the South having a radius of 2191.83 feet and an arc distance of 88.03 feet, the chord of North 75° 55' 21" East and a distance of 88.29 feet; thence South 11° 08' 43" East, a distance of 200.00 feet; thence South 57° 01' 54" East, a distance of 125.35 feet, more or less, to the South line of said Government Lot 1 and the true point of beginning.

SUBJECT to all covenants, conditions, restrictions and easements of record, if any.

BEING the same property which KRISTIAN F. NIELSEN, as Trustee of THE NIELSEN FAMILY TRUST DATED MAY 5, 2016, as amended, granted and conveyed to KRISTIAN F. NIELSEN, as Trustee of THE JOYCE S. NIELSEN DECEDENT'S TRUST established pursuant to the NIELSEN FAMILY TRUST DATED MAY 5, 2016, as amended as to a fifty-seven and fifty-four hundredths percent (57.54%), and KRISTIAN F. NIELSEN, as Trustee of THE KRISTIAN F. NIELSEN SURVIVOR'S TRUST established pursuant to THE NIELSEN FAMILY TRUST DATED MAY 5, 2016, as amended, as to a forty-two and forty-six hundredths percent (42.46%), by deed dated August 15, 2017, recorded August 22, 2017, as Instrument No. 2017001760, in the Office of the Recorder of Deeds of Skamania County, State of Washington.

Assessor's Property Tax Parcel Account Number(s): 03082900200000; 03082900200006; 03082900200400

Property known as: 251 Sprague Landing Road, Stevenson, WA 98648-6503

Skamania County Assessor  
Date 9/13/18 Parcel# 3-8-29-2000  
G.S. 3-8-29-2004



\*U06729137\*

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