

When recorded, return to:
LORI FERGUSON LAW FIRM, P.S.
2220 H Street
Vancouver, WA 98663

33481
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

SEP 13 2018

PAID Wernot
of deputy
SKAMANIA COUNTY TREASURER

QUITCLAIM DEED


PHYLLIS E. HUGHES, as her separate estate, the GRANTOR,

HEREBY conveys and quitclaims to

JEFFREY N. HUGHES and PHYLLIS E. HUGHES, as co-Trustees of THE HUGHES LIVING TRUST,
U/A dated September 10, 2018, the GRANTEE,

all of the following described real estate, situated in the County of Skamania, State of Washington:

See Attached Exhibit "A"

Tax Parcel Number(s): 04072630170700 

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

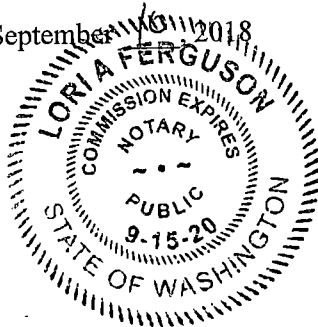
Dated this 10th day of September, 2018.

Phyllis E. Hughes
PHYLLIS E. HUGHES
STATE OF WASHINGTON)
) ss.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that PHYLLIS E. HUGHES is the individual who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 10, 2018



Lori A. Ferguson
Notary name printed or typed: Lori A Ferguson
Residing at: Clark County
My appointment expires: 9-15-2020

EXHIBIT "A"

**LEGAL DESCRIPTION
PARCEL 4**

A tract of land located in the southwest quarter of the southwest quarter of Section 26, Township 4 North, Range 7 East, of the Willamette Meridian, in the County of Skamania and State of Washington being more particularly described as follows:

Beginning at a point on the south line of the southwest quarter of the southwest quarter of said Section 26, that bears South 89°16'56" East, a distance of 518.47 feet from the southwest corner of said Section 26; thence North 00°11'28" East, a distance of 607.79 feet to the thread of the stream of Martha Creek; thence southeasterly, along said thread to the southeast corner of Lot 2 of the Oberst Short Plat, recorded October 4, 2004 as Auditor's File No. 2004154665, Records of Skamania County, Washington; thence along the east line of said Lot 2 and its northerly extension, North 00°11'28" East, a distance of 312.38 feet to the centerline of Martha Creek Road, thence along said centerline, South 55°49'27" East, a distance of 196.93 feet; thence along the arc of a 600.00 foot radius curve to the left, through a central angle of 26°22'08", an arc distance of 276.14 feet to the northerly extension of the west line of the east half of the southeast quarter of the southwest quarter of the southwest quarter of said Section 26; thence along said northerly extension and along said west line, South 00°25'53" West, a distance of 681.44 feet to the southwest corner of said east half; thence along the south line of the southwest quarter of the southwest quarter of said Section 26, North 89°16'56" West, a distance of 478.56 feet to the point of beginning.

Subject to an Easement for ingress, egress and utilities described as follows:

A 30 foot wide easement for road and utility purposes located in the southwest quarter of the southwest quarter of Section 26, Township 4 North, Range 7 East, of the Willamette Meridian, in the County of Skamania and State of Washington over, under and across the following described tract:

Beginning at a point on the west line of the east half of the southeast quarter of the southwest quarter of the southwest quarter of said Section 26, that bears South 00°25'53" West, a distance of 140.00 feet from the northwest corner thereof, said point being at the southwest corner of a perpetual, nonexclusive easement for ingress, egress and utilities granted to Robert Oberst and Doris Oberst by Easement document recorded June 6, 1994 in Deed book 143, at page 613, Records of Skamania County Washington; thence South 45°25'53" West, a distance of 146.32 feet; thence South 88°51'33" West, a distance of 376.92 feet; thence North 00°11'28" East, a distance of 30.01 feet; thence North 88°51'33" East, a distance of 364.27 feet; thence North 45°25'53" East, a distance of 164.37 feet to the west line of said east half; thence along said west line, South 00°25'53" West, a distance of 42.43 feet to the point of beginning.

Skamania County Assessor ~~Skamania County Assessor~~ P 7 N of
 Date 9-13-18 Parcel# 4-7-263-1707 Date 9/27/11 Parcel# 040726301700 mo
DW *GS*