

WHEN RECORDED RETURN TO

Phelan Webber Pettis P.S.
502 E McLoughlin Blvd
Vancouver WA 98663-3357
360 696-2069 · 503 243-7810

33792
**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

APR 30 2019

PAID exempt
C. deputy
SKAMANIA COUNTY TREASURER

FIDUCIARY DEED

GRANTOR: WILLIAM E. HARNESS, TRUSTEE, THE WILLIAM EDWARD HARNESS AND ANNA MARIE TRUST u/t/d February 1, 1989 aka THE HARNESS FAMILY TRUST u/t/d February 1, 1989, as amended April 10, 1995 and August 10, 1995 and August 23, 2004, restated January 5, 2006, amended January 13, 2006, restated February 15, 2010, and restated December 27, 2018

GRANTEE: ANNA M. HARNESS aka MARIE A. HARNESS and WILLIAM E. HARNESS, wife and husband

ABBREVIATED LEGAL DESCRIPTION: LOT 1 KMS SP BK 3/PG 352 ORD 2002-10 REZONE

ASSESSOR'S TAX PARCEL ID #02051920030200

REFERENCE NO: Jim 4/30/19

1. **GRANTOR.** The undersigned Grantor WILLIAM E. HARNESS, TRUSTEE, THE WILLIAM EDWARD HARNESS AND ANNA MARIE TRUST u/t/d February 1, 1989 aka THE HARNESS FAMILY TRUST u/t/d February 1, 1989, as amended April 10, 1995 and August 10, 1995 and August 23, 2004, restated January 5, 2006, amended January 13, 2006, restated February 15, 2010, and restated December 27, 2018, is the duly appointed, qualified and acting Trustee.
2. **TRUST.** WILLIAM E. HARNESS was named as Trustee in THE WILLIAM EDWARD HARNESS AND ANNA MARIE TRUST u/t/d February 1, 1989 aka THE HARNESS FAMILY TRUST u/t/d February 1, 1989 and started acting in that behalf on February 1, 1989.
3. **POWERS.** ARTICLE 8.1 of THE WILLIAM EDWARD HARNESS AND ANNA MARIE TRUST u/t/d February 1, 1989 aka THE HARNESS FAMILY TRUST u/t/d February 1, 1989, as amended April 10, 1995 and August 10, 1995 and August 23, 2004, restated January 5, 2006, amended January 13, 2006, restated February 15, 2010, and restated December 27, 2018 authorizes WILLIAM E. HARNESS to sell the below described property.
4. **DEED - CONVEYANCE.** Grantor hereby conveys and quit claims to ANNA M. HARNESS aka MARIE A. HARNESS and WILLIAM E. HARNESS, wife and husband, the trust's interest in the following-described property commonly known as 371 Aberdeen Dr, Washougal, 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.

5. **NO WARRANTIES.** This transfer is made in Grantor's capacity as Trustee without warranty.

6. LIMITED REPRESENTATION. The LAW OFFICES OF PHELAN WEBBER PETTIS P.S. has prepared this deed on behalf of WILLIAM E. HARNESS, Trustee and does not represent the interests of any other parties.

MAR 08, 2019.
William E. Harness
 WILLIAM E. HARNESS, as Trustee and not in his individual capacity

STATE OF WASHINGTON)
 : ss.
 County of Clark)

I certify that I know or have satisfactory evidence that WILLIAM E. HARNESS signed this instrument in his capacity as Trustee for the above-captioned trust, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: MAR 08, 2019
Beckie J. Pettis
 Notary Public for Washington
 PRINTED NAME: Beckie J. Pettis
 My Commission Expires: April 6, 2020
 Residing at: Vancouver, WA

NOTARY: Please place seal within borders of box.



EXHIBIT A

Assessor's Parcel No: 02051920030200.

That portion of the South Half of the Northwest Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point on the West Line of the Northwest Quarter of said Section 19, which is North 00 Deg 34'44" East 1,303.05 feet from the Southwest corner of said Northwest Quarter, said point being the Southwest Corner of Skamania Highlands; thence South 88 Deg 58'36" East along South Line of Skamania Highlands. 304.61 feet to the center of Aberdeen Drive and the true point of beginning of the Tract herein described; thence South 88 Deg 58'36" East, 1,142.67 feet along the South Line of Skamania Highlands; thence South 00 Deg 34'44" West, 897.53 feet; thence North 89 Deg 23'29" West, 465.54 feet; thence North 00 Deg 34'44" East, 875.91 feet; thence North 88 Deg 58'36" West, 677.22 feet; thence North 00 Deg 48'55" West, 25.0 feet to the True Point of Beginning.

AKA LOT 1 of the KMS Short Plat in Book 3 Page 325.

J:\MMP\Clients A-L\Harness Elder Care Journey\Marie and William Harness\2017\EXHIBIT A 371 aberdeen dr.wpd

Skamania County Assessor

Date 4/30/19 Parcel# 02051920030200

YM