

WHEN RECORDED RETURN TO

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

33193  
SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

APR 30 2019

PAID *Exempt*  
*ca deputy*  
SKAMANIA COUNTY TREASURER

FIDUCIARY DEED

GRANTOR: ANNA M. HARNESS aka MARIE A. HARNESS by WILLIAM E. HARNESS, Attorney in Fact, pursuant to General Durable Power of Attorney dated June 21, 2017, and recorded in the Auditor's Office of Clark County, WA at No. 5415896, and WILLIAM E. HARNESS, wife and husband  
GRANTEE: WILLIAM E. HARNESS, a married person as his separate property  
ABBREVIATED LEGAL DESCRIPTION: LOT 1 KMS SP BK 3/PG 352 ORD 2002-10 REZONE  
ASSESSOR'S TAX PARCEL ID # #02051920030200  
REFERENCE NO: *2m 4/30/19*

1. GRANTOR. ANNA M. HARNESS aka MARIE A. HARNESS by WILLIAM E. HARNESS, Attorney in Fact, pursuant to General Durable Power of Attorney dated June 21, 2017, and recorded in the Auditor's Office of Clark County, WA at No. 5415896 is the duly appointed, qualified, and acting Attorney in Fact for the Grantor, ANNA M. HARNESS aka MARIE A. HARNESS. And, undersigned Grantor, WILLIAM E. HARNESS, spouse of ANNA M. HARNESS aka MARIE A. HARNESS.
2. FIDUCIARY. William E. Harness was appointed as Attorney in Fact by Anna M. Harness aka Marie A. Harness under her General Durable Power of Attorney dated June 21, 2017, and recorded in the Auditor's Office of Clark County, WA at No. 5415896.
3. POWERS. Paragraph 1 of the General Durable Power of Attorney dated June 21, 2017, and recorded in the Auditor's Office of Clark County, WA at No. 5415896, authorizes ANNA M. HARNESS aka MARIE A. HARNESS by WILLIAM E. HARNESS to gift the below described property.
4. DEED - CONVEYANCE. Grantor hereby conveys and quit claims to WILLIAM E. HARNESS, a married person as his separate property, all of the interest of Anna M. Harness aka Marie A. Harness 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. By signing this deed WILLIAM E. HARNESS joins such conveyance and consents to the conversion to separate property.  
  
See Exhibit "A" attached hereto and incorporated herein by this reference.
5. CONVEYANCE BY COMMUNITY SPOUSE. WILLIAM E. HARNESS hereby conveys his interest in the above described property from WILLIAM E. HARNESS as his undivided one half community property interest to WILLIAM E. HARNESS as his separate property. By signing this deed ANNA M. HARNESS aka MARIE A. HARNESS through her Attorney in Fact joins such conveyance and consents to the conversion to separate property.
6. NO WARRANTIES. This transfer is made by William E. Harness as Attorney in Fact without warranty.

7. LIMITED REPRESENTATION. The LAW OFFICES OF PHELAN WEBBER PETTIS P.S. has prepared this deed on behalf of ANNA M. HARNESS aka MARIE A. HARNESS, by WILLIAM E. HARNESS, Attorney in Fact, and WILLIAM E. HARNESS, Individually, and does not represent the interests of any other parties.

MAR 08, 2019  
Marie Harness, by William Harness, AIF  
ANNA M. HARNESS aka MARIE A. HARNESS, by WILLIAM E. HARNESS, Attorney in Fact, and  
not in his individual capacity  
William Harness  
WILLIAM E. HARNESS

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that **WILLIAM E. HARNESS** signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the attorney in fact for **ANNA M. HARNESS aka MARIE A. HARNESS**, pursuant to General Durable Power of Attorney dated June 21, 2017 and recorded in Auditor's Office of Clark County, WA at No. 5415896 and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. MAR 08

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.

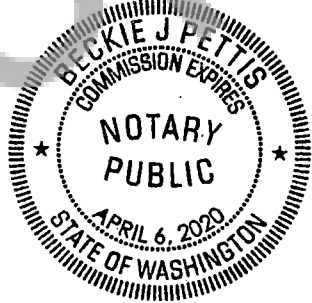


STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

I certify that I know or have satisfactory evidence that **WILLIAM E. HARNESS** is the person who appeared before me and said person acknowledged that he signed this instrument 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