

Skamania County, WA
Total: \$106.50
DEED
Pgs=4

2019-001922

10/07/2019 01:48 PM

Request of: T. RANDALL GROVE/LANDERHOLM P.S.



After recording, return to:

T. RANDALL GROVE
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
34117
OCT 07 2019

PAID *exempt*
Victor J. Holland
SKAMANIA COUNTY TREASURER

Space Above for Recording Information Only

TRUSTEES' DISTRIBUTION DEED

GRANTORS: ELANA T. CARPENTER and R.M. TALENT, as Co-Trustees of the George D. DeGroote Exemption Trust II established pursuant to the terms of the DeGroote Family Trust, dated March 6, 1992, as amended.

GRANTEES: R.M. TALENT, a married person as his separate property

The GRANTORS hereby convey and warrant to GRANTEE, the GRANTORS' entire interest in and to the real estate situated in Skamania County, Washington described as follows:

A tract of land located in Section 36, Township 3 North, Range 7 East of the Willamette Meridian; fully described on Exhibit A attached hereto.

Assessor's Parcel Number: 03073610189000 *DM*

This distribution follows the death of Gloria DeGroote and is made pursuant to the non-pro rata allocation of trust assets as set forth in a Nonjudicial Agreement effective as of August 29, 2019.

TRUSTEE'S DISTRIBUTION DEED - 1
CARE05-000001 - 4232058_1

 **LANDERHOLM**
805 Broadway Street, Suite 1000
PO Box 1086
Vancouver, WA 98666
T: 360-696-3312 • F: 360-696-2122

The liability and obligations of the Trustees on behalf of the George D. DeGroote Exemption Trust II Trust to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to the George D. DeGroote Exemption Trust II under any title insurance policy. The George D. DeGroote Exemption Trust II shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the George D. DeGroote Exemption Trust II under any title insurance policy.

DATED this 29 day of August, 2019.



ELANA T. CARPENTER, Co-Trustee of the George D. DeGroote Exemption Trust II established pursuant to the terms of the DeGroote Family Trust dated March 6, 1992, as amended.

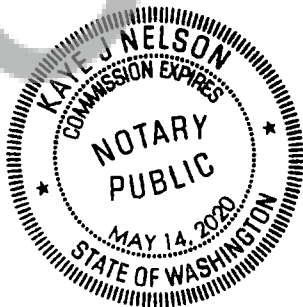
STATE OF WASHINGTON)


) ss.

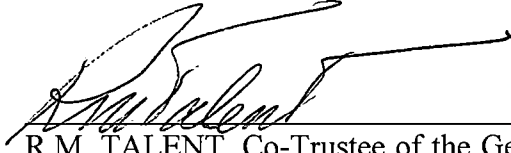
County of Clark)

I certify that I know or have satisfactory evidence that ELANA T. CARPENTER is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Co-Trustee of the George D. DeGroote Exemption Trust II, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 29 day of August, 2019.




Notary Public for Washington
Residing at Clark County
My appointment expires: 5-14-20



R.M. TALENT, Co-Trustee of the George D. DeGroote Exemption Trust II established pursuant to the terms of the DeGroote Family Trust dated March 6, 1992, as amended.

STATE OF WASHINGTON)

) ss.

County of Clark)

I certify that I know or have satisfactory evidence that R.M. TALENT is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Co-Trustee of the George D. DeGroote Exemption Trust II, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 29th day of August, 2019.





Notary Public for Washington
Residing at Clark County
My appointment expires: 5-14-20

Exhibit A

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D.L.C. WITH THE CENTERLINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS GROPPER ROAD; THENCE FOLLOWING THE CENTERLINE OF THE SAID GROPPER ROAD NORTH 57° 57' WEST 200 FEET; THENCE NORTH 32° 03' EAST TO INTERSECTION WITH THE SOUTHERLY LINE OF THE TRACT OF LAND CONVEYED TO RICHARD A. LAWTON AND JUNE L. LAWTON, HUSBAND AND WIFE, BY CORRECTION DEED DATED NOVEMBER 17, 1965 AND RECORDED NOVEMBER 18, 1965 AT PAGE 104 OF BOOK 55 OF DEEDS, UNDER AUDITOR'S FILE NO. 65946, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE FOLLOWING THE SOUTHERLY LINE OF SAID TRACT SOUTH 52° 32' EAST TO THE WEST LINE OF THE HENRY SHEPARD D.L.C.; THENCE SOUTH ALONG THE WEST LINE OF THE HENRY SHEPARD D.L.C. TO THE CENTERLINE OF SAID GROPPER ROAD TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 10-7-19 Parcel# 3-7-36-1-1890
SW