



After recording, return to:

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

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

34118

OCT 07 2019

Space Above for Recording Information Only

PAID *Exempt*  
*Willamette Meridian*

**TRUSTEES' DISTRIBUTION DEED**

SKAMANIA COUNTY TREASURER

**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.

**GRANTEE:** ROBERT M. TALENT, a married man 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 31, Township 3 North, Range 8 east of the Willamette Meridian; fully described on Exhibit A attached hereto.

Assessor's Parcel Number: 03083100080000 

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.

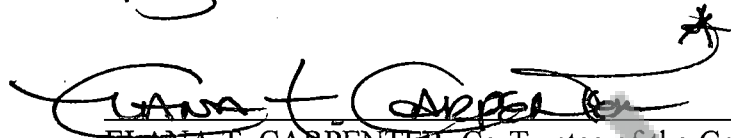
The liability and obligations of the Trustees on behalf of the George D. DeGroote Exemption Trust II to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to the George D. DeGroote Exemption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

TRUSTEE'S DISTRIBUTION DEED - 1  
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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.

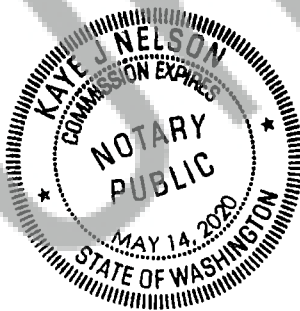



ELANA T. CARPENTER, Co-Trustee of the George D. DeGroote Exemption Trust II established pursuant to the terms of the DeGroote Family Trust dated March 6, 1992, as amended.

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<sup>th</sup> day of August, 2019.



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

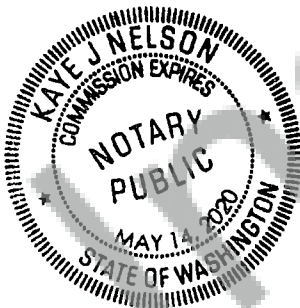



R.M. TALENT, Co-Trustee of the George D. DeGroote Exemption Trust II established pursuant to the terms of the DeGroote Family Trust dated March 6, 1992, as amended.

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 29<sup>th</sup> 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 31, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,800 FEET SOUTH OF THE QUARTER CORNER COMMON TO SECTIONS 30 AND 31, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 55°30' EAST 1,007 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO C.M. YOUMANS BY DEED RECORDED AT PAGE 11 OF BOOK R OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE EAST 350 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 180 FEET; THENCE EAST TO THE CENTER OF THE CHANNEL OF SMITH CREEK; THENCE FOLLOWING THE CENTER OF THE CHANNEL OF SMITH CREEK IN A SOUTHEASTERLY DIRECTION WITH THE NORTHERLY LINE OF THE RIGHT-OF-WAY ACQUIRED BY THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY, IN BOOK 1 OF DEEDS AT PAGE 425, RECORDED JANUARY 27, 1906, AND IN BOOK K OF DEEDS AT PAGE 14, RECORDED JUNE 9, 1906; THENCE FOLLOWING THE NORTHERLY LINE OF SAID RAILWAY RIGHT-OF-WAY SOUTH 69°40' WEST TO A POINT DUE SOUTH FROM THE INITIAL POINT; THENCE NORTH TO THE INITIAL POINT. TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE ACCESS ROAD 20 FEET IN WIDTH AS NOT LOCATED AND CONSTRUCTED LEADING FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED REAL PROPERTY WESTERLY TO PRIMARY STATE HIGHWAY NO. 8.

Skamania County Assessor

Date 10-7-19 Parcel# 38-31-800

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