

After recording return to:

Marisol R. McAllister
Farleigh Wada Witt
121 SW Morrison St., Suite 600
Portland, OR 97204

Skamania County, WA
Total: \$109.50
DEED
Pgs=7

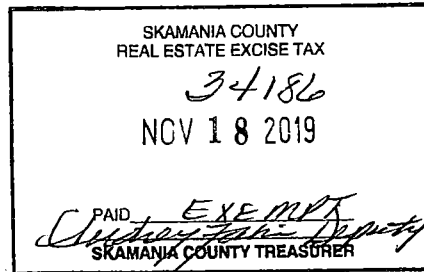
2019-002251

11/18/2019 02:24 PM

Request of: MARISOL R. MCALLISTER & FARLEIGH W



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Grantors: Merle Maust Rosecrans (fka Merle A. Maust), Lynn R. Floyd, Clifton Floyd (as to any community property interest) and Evan D. Maust and Suzanne C. Maust, Trustees of The Evan D. & Suzanne C. Maust Trust dated May 3, 1991 and any amendments thereto

Grantees: Ray C Maust LLC

Assessor's property tax parcel/account number: 02 05 27 0 0 0201 00

Short legal description: NE ¼ SE ¼ Sec 27, Twp 2N, Range 5E Willamette Meridian, Full legal on Page 7

STATUTORY WARRANTY DEED

The Grantors, Merle Maust Rosecrans (fka Merle A. Maust), Lynn R. Floyd, Clifton Floyd (as to any community property interest) and Evan D. Maust and Suzanne C. Maust, Trustees of The Evan D. & Suzanne C. Maust Trust dated May 3, 1991 and any amendments thereto, convey and warrant to Ray C Maust LLC, an Oregon limited liability company, the real estate described in the attached Exhibit A, situated in the County of Skamania, State of Washington.

This is a gift to Grantee, an entity owned by Grantors' children.

Evan D. Maust is also known as "Dan Maust." Evan D. Maust transferred his entire interest in the Property to Evan D. Maust and Suzanne C. Maust, Trustees of the Evan D. & Suzanne C. Maust Trust, dated May 3, 1991, and any amendments thereto (the "Evan Trust"), via Quitclaim Deed dated March 21, 1997 and recorded on March 27, 1997 in Book 163, Page

754, Skamania County ("Quitclaim Deed"). The Quitclaim Deed's recital used "Dan Maust" as the name of the transferor, which is another name Evan D. Maust uses.

The Quit Claim Deed (Boundary Line Adjustment) recorded on December 12, 1997 in Book 171, Page 621 of Skamania County, incorrectly named the Evan Trust as the "Trust of Kevin D. Maust." The "trust of Kevin D. Maust" does not exist and the intent of the parties was to transfer Tract 2 to the Evan Trust.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

[Signature pages follow]

Signature Page to Statutory Warranty Deed

GRANTOR:

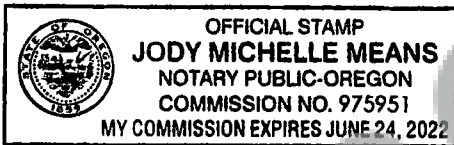
DATED: Sept. 11 2019

Merle Maust Rosecrans
MERLE MAUST ROSECRANS (fka Merle A.
Maust)

STATE OF OREGON

County of yamhill

This record was acknowledged before me on September 11, 2019, 2019, by
MERLE MAUST ROSECRANS (fka Merle A. Maust).



JM Means
Notary Public – State of Oregon

Signature Page to Statutory Warranty Deed

GRANTORS:

DATED: August 30, 2019

Lynn M. Floyd
LYNN R. FLOYD (aka Lynn Maust Floyd)

DATED: August 30, 2019

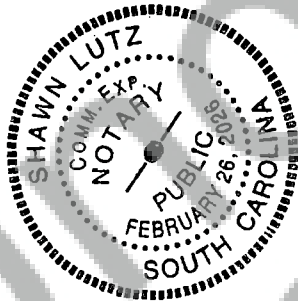
Stephen Clifton Floyd III
STEPHEN CLIFTON FLOYD III

State of South Carolina

County of South Carolina Lexington

The foregoing instrument was acknowledged before me this 30 day of August, 2019, by LYNN R. FLOYD (aka Lynn Maust Floyd).

(Seal)



[Signature]

Signature of Person Taking Acknowledgment

Title or Rank:

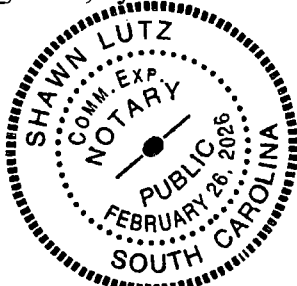
Serial Number, if any:

State of South Carolina

County of Lexington

The foregoing instrument was acknowledged before me this 30 day of August, 2019, by STEPHEN CLIFTON FLOYD III.

(Seal)



[Signature]

Signature of Person Taking Acknowledgment


Title or Rank:

Serial Number, if any:

Signature Page to Statutory Warranty Deed

GRANTOR:

DATED: 8.28.19


EVAN D. MAUST, Trustee of The Evan D.
& Suzanne C. Maust Trust dated May 3, 1991
and any amendments thereto

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

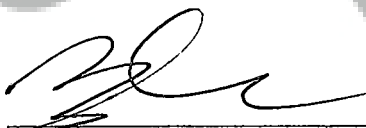
State of California)
County of SACRAMENTO

On 8.28.19 before me, BRENNALYNN HAMMES
(insert name and title of the officer)

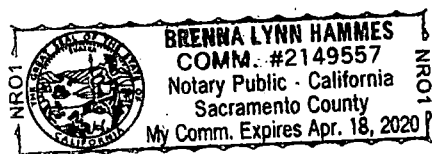
Personally appeared EVAN D. MAUST, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



Signature Page to Statutory Warranty Deed

GRANTOR:

DATED: 8/29/19

Suzanne C. Maust
SUZANNE C. MAUST, Trustee of The Evan
D. & Suzanne C. Maust Trust dated May 3,
1991 and any amendments thereto

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

State of California)
County of SACRAMENTO

On 8/29/19 before me, BRENNALYNN HAMMES
(insert name and title of the officer)

Personally appeared SUZANNE MAUST, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)

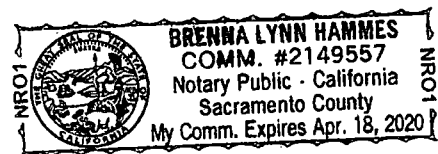


EXHIBIT A

TRACT 1

BEGINNING AT A POINT ON THE MEANDER LINE OF THE WASHOUGAL RIVER, WHICH POINT IS THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO ROBERT E. CARROLL, JR. AND GERALDINE B. CARROLL, HUSBAND AND WIFE, BY E.E. CARROLL AND PEARL N. CARROLL, HUSBAND AND WIFE, BY DEED DATED OCTOBER 11, 1951; RUNNING THENCE NORTH 19°56' EAST 261.8 FEET TO A POINT; RUNNING THENCE NORTH 70°14' WEST, 200.00 FEET TO A POINT; RUNNING THENCE SOUTH 19°56' WEST 268.8 FEET TO A POINT ON THE MEANDER LINE OF THE WASHOUGAL RIVER; RUNNING THENCE SOUTHEASTERLY ALONG THE MEANDER LINE OF THE SAID WASHOUGAL RIVER TO THE TRUE POINT OF BEGINNING. ALL OF SAID PROPERTY BEING IN SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY, STATE OF WASHINGTON.

TRACT 2

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO R. MAUST AS RECORDED IN BOOK 36 OF DEEDS AT PAGE 23; THENCE SOUTH 70°14'00" EAST, ALONG THE NORTH LINE OF SAID MAUST TRACT A DISTANCE OF 75.00 FEET; THENCE NORTH 19°56'00" EAST A DISTANCE OF 110.00 FEET; THENCE NORTH 70°14'00" WEST A DISTANCE OF 114.85 FEET MORE OR LESS TO THE EAST LINE OF LOT 1 OF THE M.E. CRISTAL SHORT PLAT AS RECORDED IN BOOK 1 OF SHORT PLATS AT PAGE 86; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 116.89 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 9-30-19 Parcel# 2-5-27-201

11/18/19
