

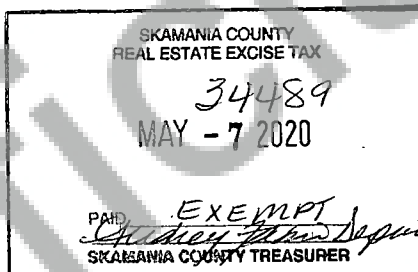


00003503202000010440040040

When Recorded Return To:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

When Recorded Return to:
~~Amrock~~
662 Woodward Avenue
Detroit, MI 48226

Prepared Without Benefit of Title Search By:
Kristin Marsalese, Esq.
PC Law Associates
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Washington Bar ID: 54338
Escrow No. _____



Order Number: 66433537 - 5395937
Abbr. Legal Description: PTN SEC 29, T3N, R8EWM
Assessor's Property Tax Parcel Account Number(s): 03 08 29 0 0 2000 00;
03 08 29 0 0 2000 06; 03 08 29 0 0 2004 00 *Lm 4/27/2020*

81490502 *Rec 1st* QUITCLAIM DEED

Not subject to real estate excise tax pursuant to WAC §458-61A-211(2)(h) as a transfer from a trustee of a revocable trust to the original grantor or to a beneficiary with no valuable consideration passed.

GRANTOR, KRISTIAN F. NIELSEN, as Trustee of THE JOYCE S. NIELSEN DECEDENT'S TRUST ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST DATED MAY 5, 2016 AS AMENDED, as to a 57.54% interest, and KRISTIAN F. NIELSEN, as Trustee of THE KRISTIAN F. NIELSEN SURVIVOR'S TRUST ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST DATED MAY 5, 2016 AS AMENDED, as to a 42.46% interest, residing at 251 Sprague Landing Road, Stevenson, WA 98648, for and in consideration of Ten and No/100 Dollars (\$10.00), convey and quit claim to GRANTEE, KRISTIAN F. NIELSEN, an unmarried man, residing at 251 Sprague Landing Road, Stevenson, WA 98648, the following described real estate, situated in the County of Skamania, State of Washington, together with all after-acquired title of the Grantor therein:

Legal Description [attached hereto as Exhibit "A"];

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Dated this 13th day of January, 2020.

Kristian F. Nielsen, Trustee

**KRISTIAN F. NIELSEN, as Trustee of
THE JOYCE S. NIELSEN DECEDENT'S TRUST
ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST
DATED MAY 5, 2016 AS AMENDED**

Kristian F. Nielsen, Trustee

**KRISTIAN F. NIELSEN, as Trustee of
THE KRISTIAN F. NIELSEN SURVIVOR'S TRUST
ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST
DATED MAY 5, 2016 AS AMENDED**

STATE OF Washington)
) ss
COUNTY OF Skamania)

I certify that I know or have satisfactory evidence that **KRISTIAN F. NIELSEN, as Trustee of THE JOYCE S. NIELSEN DECEDENT'S TRUST ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST DATED MAY 5, 2016 AS AMENDED** and **KRISTIAN F. NIELSEN, as Trustee of THE KRISTIAN F. NIELSEN SURVIVOR'S TRUST ESTABLISHED PURSUANT TO THE NIELSEN FAMILY TRUST DATED MAY 5, 2016 AS AMENDED** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 01/13/2020

Kristina White, NSA
NOTARY PUBLIC in and for the State of Washington
residing at Skamania
My commission expires: 05/13/2023

Kristina White, NSA

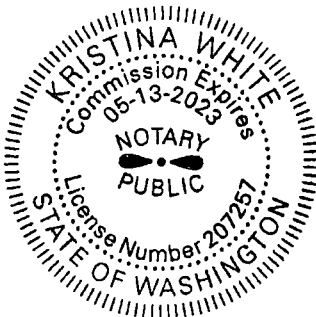


EXHIBIT A

The following described real property situate in the County of Skamania, State of Washington:

PARCEL I

ALL THAT PART OF GOVERNMENT LOT 1 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON; AND A TRACT OF LAND IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 CHAINS EAST OF THE CORNER COMMON TO SECTION 29, 30, 31 AND 32 OF TOWNSHIP 3 NORTH, RANGE 8 EAST; THENCE EAST ON A TRUE LINE 8 CHAINS AND 50 LINKS; THENCE SOUTH TO THE MEANDER LINE OF THE COLUMBIA RIVER; THENCE WESTERLY WITH THE MEANDER LINE OF THE COLUMBIA RIVER TO A POINT DIRECTLY SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

EXCEPT LOTS 1,2 AND 3 OF THE PATRICIA ANDERSEN SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 143, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

ALSO EXCEPTING THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT OF WAY.

ALSO EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF PRIMARY STATE HIGHWAY NO. 8.

ALSO EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY DEED RECORDED IN BOOK 141, PAGE 353 RECORDS OF SKAMANIA COUNTY.

ALSO EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON; THENCE SOUTH 89°02'16" EAST ALONG THE SOUTH LINE OF THE SAID GOVERNMENT LOT 1, A DISTANCE OF 301.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°02'16" EAST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 30.00 FEET; THENCE NORTH 40°13'13" EAST, A DISTANCE OF 154.47 FEET; THENCE NORTH 11°08'43" WEST, A DISTANCE OF 200.00 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 79°28'04" WEST, A DISTANCE OF 151.83 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A CURVE CONCAVE

TO THE SOUTH HAVING A RADIUS OF 2191.83 FEET AND AN ARC DISTANCE OF 88.03 FEET, THE CHORD OF NORTH 75°55'21" EAST AND A DISTANCE OF 88.29 FEET; THENCE SOUTH 11°08'43" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 57°01'54" EAST, A DISTANCE OF 125.35 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AND THE TRUE POINT OF BEGINNING.

PARCEL II

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON; THENCE SOUTH 89°02'16" EAST ALONG THE SOUTH LINE OF THE SAID GOVERNMENT LOT 1, A DISTANCE OF 301.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°02'16" EAST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 30.00 FEET; THENCE NORTH 40°13'13" EAST, A DISTANCE OF 154.47 FEET; THENCE NORTH 11°08'43" WEST, A DISTANCE OF 200.00 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN SANTE FE RAILWAY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 79°28'04" WEST, A DISTANCE OF 151.83 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2191.83 FEET AND AN ARC DISTANCE OF 88.03 FEET, THE CHORD OF NORTH 75°55'21" EAST AND A DISTANCE OF 88.29 FEET; THENCE SOUTH 11°08'43" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 57°01'54" EAST, A DISTANCE OF 125.35 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AND THE TRUE POINT OF BEGINNING.

Assessor's Property Tax Parcel Account Number(s): 03 08 29 0 0 2000 00;
03 08 29 0 0 2000 06; 03 08 29 0 0 2004 00

Property known as: 251 Sprague Landing Road, Stevenson, WA 98648

Skamania County Assessor

Date 4-27-20 Parcel# 03082900000000
03082900200006
03082900200400

LM



U07211565

1632 2/4/2020 81490502/1