

Skamania County, WA
Total: \$105.50
DEED
Pgs=3

2021-000243

01/20/2021 09:07 AM

Request of: KG LAW GROUP

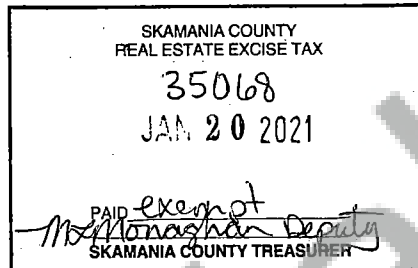
00006985202100002430030031

After Recording Return to:

Taylor S. Kittell
KG Law Group
PO Box 83569
Portland, OR 97283

Until Further Notice, Send Tax Statements to:

No change



Tax Parcel No.: 03-08-20-1-4-0700-00

Grantor: James Waters and Debbie Waters (AKA Debra K. Waters)

Grantee: James T. Waters and Debra K. Waters

Trustees of the J&D Waters Family Trust dated January 12, 2021

BARGAIN AND SALE DEED

THE GRANTOR, JAMES WATERS and DEBBIE WATERS (AKA DEBRA K. WATERS), for valuable consideration, bargains, sells and conveys to GRANTEE, JAMES T. WATERS and DEBRA K. WATERS, Trustees, or their successor in trust, under the J&D WATERS FAMILY TRUST dated January 12, 2021 and any amendments thereto, a married couple as their community property, the GRANTOR's entire interest, being an undivided one hundred percent (100%) interest, including any after-acquired interest, in and to the following described real estate situated in Skamania County, Washington:

SEE EXHIBIT A

The true and actual consideration paid for this conveyance is: \$0.00. This transfer is for estate planning purposes.

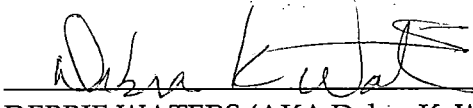
The liability and obligations of Grantor to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

(Signatures and notary on following page)

DATED January 12, 2021



JAMES WATERS

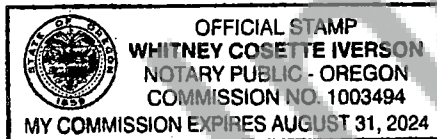


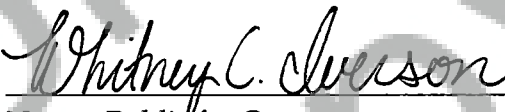
DEBBIE WATERS (AKA Debra K. Waters)

STATE OF OREGON)
) ss.
County of Multnomah)

I certify that I know or have satisfactory evidence that **JAMES WATERS** and **DEBBIE WATERS** (AKA Debra K. Waters) are the persons who appeared before me and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 12, 2021.





Notary Public for Oregon
Residing at Multnomah County
My appointment expires: August 31, 2024

EXHIBIT A

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a nail driven in center of road at point 36 and 4/11ths rods West of the Southeast corner of the Northeast Quarter of the Southeast Quarter of the said Section 20, thence North 668 feet; thence West 289 feet; thence South 480 feet to the initial point of the tract hereby described; thence West 121.4 feet; thence South 02° 54' West 208 feet to the nail in center of said road; thence East to point due South of the initial point; thence North to the initial point.

ALSO, beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter of the said Section 20; thence North 248 feet; thence East 437.5 feet; more or less, to the West line of that certain tract of land conveyed to Ruben F. Grant and Evelyn Grant, husband and wife, by deed dated December 15, 1948, and recorded at Page 32 of Deeds, Records of Skamania County, Washington; thence South 40 feet; thence West 121.4 feet, thence North 40 feet, thence East 121.4 feet, to the Point of Beginning.

Tax Parcel Number(s): 03-08-20-1-4-0700-00

Skamania County Assessor

Date 12-21-14 Parcel # 3-8-20-1-4-700

1-20-21 *(Signature)*

SUBJECT TO SPECIAL EXCEPTIONS:

Rights of the public in and to any portion of the herein described premises lying within the boundaries or streets, roads, or highways.