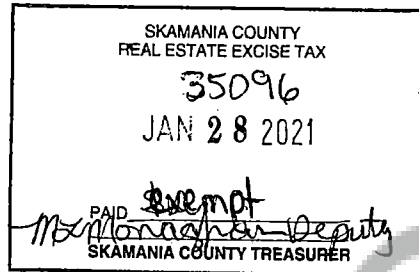




**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

KATHRYN E. HOLLAND, Attorney  
900 Washington Street, Suite 820  
Vancouver, WA 98660



**BARGAIN AND SALE DEED**

**Grantor (Seller):** DEBORAH R. SCHWARTZ, Trustee of the BEVERLY T. SCHWARTZ TRUST dated March 21, 1996

**Grantee (Buyer):** DEBORAH R. SCHWARTZ, Trustee of the BEVERLY T. SCHWARTZ TRUST F/B/O DAVID E. SCHWARTZ dated December 16, 2020

**Abbreviated Legal:** Lot 13 & Approx W½ of Lot 14 Washougal Riverside Tracts Bk A/Pg 80

**Assessor's Tax Parcel #** 02053230240000 *DM*

**Other Reference Nos:** 1995-122172; 1996-124869

Documentary transfer tax is none. No consideration – transfer from trustee to a beneficiary (subtrust).

THE GRANTOR, DEBORAH R. SCHWARTZ, Trustee of the BEVERLY T. SCHWARTZ TRUST dated March 21, 1996,

**CONVEYS to**

DEBORAH R. SCHWARTZ, Trustee of the BEVERLY T. SCHWARTZ TRUST F/B/O DAVID E. SCHWARTZ dated December 16, 2020,

the Trust's interest in the following-described real estate situated in the County of Skamania, State of Washington, including any interest therein which Grantor may hereafter acquire:

Lot 13 and a portion of Lot 14, Washougal Riverside Tracts, according to the plat thereof, recorded in Book A, Pages 80 and 81, records of Skamania County, Washington.  
Skamania County Assessor

Date 1/28/21 Parcel# 25-32-3-2400 *DM*

BARGAIN AND SALE DEED - 1


Schwartz, Beverly/Trust Admin/D Deed to David's subtrust (71 Laurel Lane, Washougal, WA) (2021)

PABST HOLLAND & REYNOLDS, PLLC  
ATTORNEYS AT LAW  
900 Washington Street, Suite 820  
Vancouver, Washington 98660  
(360) 693-1910 • (503) 222-9201

Pursuant to the Statement of Trust attached hereto as **Exhibit A** and incorporated herein by reference, DEBORAH R. SCHWARTZ as the Trustee is authorized to act on behalf of the Trust, which includes the full, complete and sole authority to transfer, encumber, or sell the Trust real property.

This transfer is made "as-is" by Grantor pursuant to the terms and provisions of the Trust, in Grantor's capacity as Trustee without warranty.

DATED: January 14, 2020.

  
DEBORAH R. SCHWARTZ, Trustee of the  
BEVERLY T. SCHWARTZ TRUST dated  
March 21, 1996

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 )


: ss.

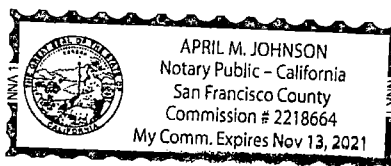
County of San Francisco

On January 14th, 2021, before me, April M. Johnson, Notary Public personally appeared DEBORAH R. SCHWARTZ who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as Trustee of the Beverly T. Schwartz Trust dated March 21, 1996, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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)

BARGAIN AND SALE DEED - 2

Schwartz, Beverly/Trust Admin/D Deed to David's subtrust (71 Laurel Lane, Washougal, WA) (2021)

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**Exhibit A**

**STATEMENT OF TRUST**  
**Under WAC 458-61A-210(5)(b)**

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I, KATHRYN E. HOLLAND, declare under penalties of perjury:

1. I am the attorney for Deborah R. Schwartz, 93 Rishell Drive, Oakland, California 94619, in her capacity as Trustee of the Beverly T. Schwartz Trust dated March 21, 1996, as restated on May 5, 2017. Deborah R. Schwartz's phone number is 510.501.5342.

2. Beverly T. Schwartz, Trustor and initial Trustee, died on December 16, 2020.

3. The Beverly T. Schwartz Trust dated March 21, 1996 is an irrevocable living trust. The trust became irrevocable upon Beverly T. Schwartz's death on December 16, 2020.

4. The beneficiaries of the Beverly T. Schwartz Trust are Deborah R. Schwartz and the Beverly T. Schwartz Trust f/b/o David E. Schwartz dated December 16, 2020.

5. Under Section 10 of the trust agreement, the Trustee has the power to sell, dispose of, invest, reinvest, exchange, and manage the assets of the trust estate.

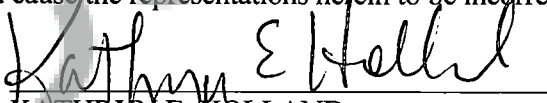
6. This transfer is a distribution of the irrevocable living trust's interest to a beneficiary with no consideration.

7. The real property being transferred has no debt and is free and clear of any encumbrances.

8. The Trustee at the time of the transfer may distribute income and/or principal to the trust beneficiaries.

9. I certify this Statement is true and accurate, and that the Trust has not been revoked, modified, or amended in any manner that would cause the representations herein to be incorrect.

Executed at Vancouver, Washington, on  
January 25, 2020.

  
KATHRYN E. HOLLAND  
Attorney for Trustee  
900 Washington Street, Suite 820  
Vancouver, WA 98660  
360.693.1910