

After recording, return to:

GREGORY J. HALL
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Skamania County, WA **2021-003535**
Total: \$206.50
DEED 10/21/2021 10:07 AM
Pgs=4
Request of: LANDERHOLM P.S.



Tax Lot: 0308274019000 & 0308260019000

Space Above for Recording Information Only

66 03082600190000
TW

WARRANTY DEED

(TRANSFER TO TRUST WITHOUT CONSIDERATION)

THE GRANTOR, TRUDY F. WILSON, conveys and warrants to the GRANTEE, TRUDY F. WILSON, Trustee of the Trudy F. Wilson Trust dated March 4, 2021, as amended, all of her interest in the following described real estate situated in Skamania County, State of Washington:

See attached Exhibit A

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 Grantor under any title insurance policy.

DATED this 20 day of Oct, 2021.

Skamania County
Real Estate Excise Tax
357103
OCT 21 2021

Trudy F. Wilson
TRUDY F. WILSON

PAID EXEMPT
Skamania County Treasurer
Chadley James Beatty

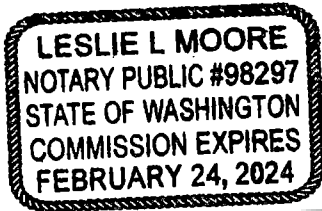
WARRANTY DEED - 1

PRIE02-000002- WILSON Warranty Deed to Trust(4890823.1)

STATE OF WASHINGTON)
) ss.
County of Skamania)

I certify that I know or have satisfactory evidence that TRUDY F. WILSON is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 10/20, 2021.



Leslie L Moore
NOTARY PUBLIC for the State of
Washington
Residing in the County of Skamania
My Commission Expires: 2/24/2024

EXHIBIT A

Real property located in Skamania County, Washington, more particularly described as follows:

PARCEL 1

A tract of land located in Sections 27 and 34, Township 3 North, Range 8 E.W.M., more particularly described as follows:

Beginning at a point describing Highway Engineer's station 362+26.3 for Primary State Highway No. 8; thence north $23^{\circ} 29'$ east 65 feet to the initial point of the tract hereby described; said point being marked by a concrete highway monument; thence north $66^{\circ} 31'$ west following the northerly line of said highway right of way 223 feet to a concrete highway monument; thence north $23^{\circ} 29'$ east 200 feet; thence south $66^{\circ} 31'$ east 223 feet to a point north $23^{\circ} 29'$ east from the initial point; thence south $23^{\circ} 29'$ west 200 feet to the initial point;

SUBJECT TO a right of way for Primary State Highway No. 8 granted to the State of Washington by deed dated February 1, 1955, and recorded February 21, 1955, at page 238 of Book 39 of Deeds, Records of Skamania County Washington; and relinquishment of rights of access to said highway and of light, view, and air as set forth in the aforesaid deed.

TOGETHER WITH all water rights appurtenant to the above described real property.

PARCEL 2

Beginning at the section corner common to Sections 26, 27 and 34, Township 3 North, Range 8 E.W.M., said point being marked by a brass monument established by the Skamania County Engineer; thence along the south line of the said Section 27 south $89^{\circ} 52'$ west 67.61 feet; thence south $01^{\circ} 36'$ east 176.44 feet to a concrete post; thence north $66^{\circ} 09'$ west 239.32 feet to a concrete post; thence north $66^{\circ} 14'$ west 222.14 feet; thence north $24^{\circ} 20'$ east 19.12 feet; thence north $66^{\circ} 01'$ west 43.48 feet to the northeast corner of a tract of land conveyed to Konrad L. Hauser and Ora J. Hauser, husband and wife, by deed dated December 3, 1964, and recorded at page 385 of Book 53 of Deeds, Records of Skamania County, Washington; thence north $66^{\circ} 01'$ west 150 feet; thence north 280 feet; thence west 240 feet; more or less, to intersection with the east line of a tract of land conveyed to Fred Paasch and Mary Paasch, husband and wife, by deed dated April 9, 1952, and recorded at page 94 of Book 35 of Deeds, Records of Skamania County, Washington; thence north along the east line of said tract 205 feet, more or less, to a point 600 feet north of the south line of the said Section 27, said point being the southeast corner of a tract of land conveyed to Robert W. Barnes by deed dated January 28, 1947, and recorded at page 279 of Book 31 of Deeds, Records of Skamania County, Washington; thence east 1,170 feet, more or less, to a point on the east line of the Jos. Robbins D.L.C., in the said Section 26, said point being 600 feet north of the intersection of the east line of the said Robbins D.L.C. with the south line of the said Section 26; thence south 600 feet along the east line of the said Robbins D.L.C. to the south line of the said Section 26; thence along the south line of the said Section 26 south $88^{\circ} 01'$ west 299.76 feet to the point of beginning;

TOGETHER WITH an easement and right of way over and across the existing road extending in a southerly direction from the west line of the above described tract for access to Primary State Highway No. 8;

SUBJECT, however, to the existing water right appurtenant to the real property in Sections 34 and 35, Township 3 North, Range 8 E.W.M., conveyed by School District No. 301 to Robert W. Barnes and Blanche A. Barnes, husband and wife;

EXCEPTING AND RESERVING to the grantors, their heirs and assigns, the following described tract of land: Beginning at the northeast corner of the tract of land conveyed to Konrad Hauser et ux, by deed dated December 3, 1964, aforesaid; thence north $66^{\circ}01'$ west 150 feet; thence north 280 feet; thence south $66^{\circ}01'$ east 150 feet; thence south 280 feet to the point of beginning; AND EXCEPTING AND RESERVING to the grantors, their heirs and assigns, an easement and right of way for a water pipeline not exceeding an inch and one-half in diameter and the right to take water from the existing water system for domestic purposes only for not more than two single unit dwelling houses; AND EXCEPTING AND RESERVING to the grantors, their heirs and assigns, an easement and right of way for an access road 20 feet in width adjacent to the east and northerly lines of said excepted tract.

TOGETHER With all water rights appurtenant to the above described real property.

Less that certain parcel described in the Quit Claim Deed recorded May 15, 1995 under Skamania County Auditor's File No. 122310, Book 149, Page 900, described as follows:

A tract of land in the S.W. 1/4 of TOWNSHIP 3 N., Range 8 EWM described as follows:

Beginning at a point on the South line of said Sec. 26 that is the N.W. corner of Lot 1 Plat 7 Barnes Home Valley Short Plats as recorded in Book 3, Page 199 Skamania County Short Plats; thence north 20 feet; thence East 250.43 feet, more or less, to a point on the East Line of Robbins DLC which 20' North of the South line of said Sec. 26; thence South to said South line; thence West 250.43 feet, more or less, to point of beginning.

Skamania County Assessor

Date 10/21/21 Parcel# 3-8-26-1900
GS +
3-8-27-4-1900