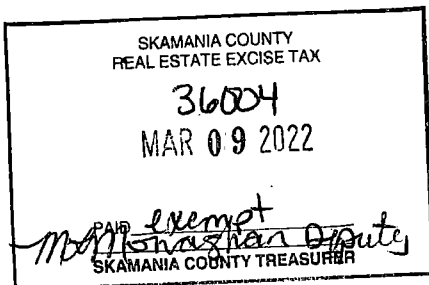


2022-000481

03/09/2022 01:42 PM

WHEN RECORDED RETURN TO

Pettis Webber Pacific P.S.
1500 D St.
Vancouver, WA 98663
360 696-2069



FIDUCIARY DEED

GRANTOR: JOHN K. MORTENSEN by NORMA J. MORTENSEN, Attorney in Fact pursuant to Durable Power of Attorney dated September 21, 2016, and recorded under Skamania County Auditor's No. 2022-000435, and NORMA J. MORTENSEN, husband and wife
GRANTEE: NORMA J. MORTENSEN, a married person as her separate property
ABBREVIATED LEGAL DESCRIPTION: .97 AC R/W NOT OF CONT BK 243/PG156
ASSESSOR'S TAX PARCEL ID # 02050000800000 02050000800005
REFERENCE NO: JM 3-9-2022

1. GRANTOR. The undersigned Grantor, JOHN K. MORTENSEN by NORMA J. MORTENSEN, Attorney in Fact pursuant to Durable Power of Attorney dated September 21, 2016, and recorded under Skamania County Auditor's No. 2022-000435 is the duly appointed, qualified, and acting Attorney in Fact for the Grantor, JOHN K. MORTENSEN. And, NORMA J. MORTENSEN, a married person, undersigned Grantor, spouse of JOHN K. MORTENSEN.
2. FIDUCIARY. NORMA J. MORTENSEN was appointed as Attorney in Fact by JOHN K. MORTENSEN under his Durable Power of Attorney dated September 21, 2016, and recorded under Skamania County Auditor's No. 2022-000435.
3. POWERS. Paragraph 1.f of the Durable Power of Attorney dated September 21, 2016, and recorded under Skamania County Auditor's No. 2022-000435, authorizes JOHN K. MORTENSEN by NORMA J. MORTENSEN to transfer the below described property.
4. DEED - CONVEYANCE. Grantor hereby conveys and quit claims to NORMA J. MORTENSEN, a married person as her separate property, all of the interest of JOHN K. MORTENSEN in the following-described property commonly known as 1551 Labarre Rd., Washougal, situated in Skamania County, Washington, together with any interest therein which Grantor may hereafter acquire. By signing this deed NORMA J. MORTENSEN joins such conveyance and consents to the conversion to separate property.

See Exhibit "A" attached hereto and incorporated herein by this reference.
5. CONVEYANCE BY COMMUNITY SPOUSE. NORMA J. MORTENSEN hereby conveys her interest in the above described property from NORMA J. MORTENSEN as her undivided one half community property interest to NORMA J. MORTENSEN as her separate property. By signing this deed JOHN K. MORTENSEN by NORMA J. MORTENSEN, Attorney in Fact pursuant to Durable Power of Attorney dated September 21, 2016, and recorded under Skamania County Auditor's No. 2022-000435 joins such conveyance and consents to the conversion to separate property.
6. NO WARRANTIES. This transfer is made by NORMA J. MORTENSEN as Attorney in Fact without warranty.

7. LIMITED REPRESENTATION. The LAW OFFICES OF PETTIS WEBBER PACIFIC P.S. has prepared this deed on behalf of JOHN K. MORTENSEN by NORMA J. MORTENSEN, Attorney in Fact, and NORMA J. MORTENSEN, individually, and does not represent the interests of any other parties.

NOV 16, 2021

Norma J. Mortensen AIF for John K. Mortensen
JOHN K. MORTENSEN by NORMA J. MORTENSEN, Attorney in Fact pursuant to Durable Power of Attorney dated September 21, 2016, and recorded under Skamania County Auditor's No. 2022-000435

Norma J. Mortensen
NORMA J. MORTENSEN

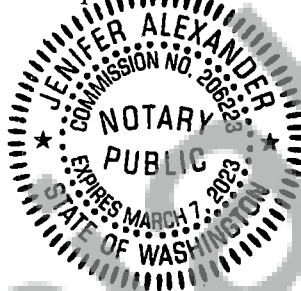
STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that I know or have satisfactory evidence that NORMA J. MORTENSEN signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as the attorney in fact for JOHN K. MORTENSEN pursuant to Durable Power of Attorney dated September 21, 2016, and recorded under Skamania County Auditor's No. 2022-000435 and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 11/16/2021

Notary Public for Washington
PRINTED NAME: Jenifer Alexander
My Commission Expires: 03/07/2023
Residing at: Vancouver, WA

NOTARY: Please place seal within borders of box.



STATE OF WASHINGTON)
: ss.
COUNTY OF Clark)

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

DATED: 11/16/2021

Notary Public for Washington
PRINTED NAME: Jenifer Alexander
My Commission Expires: 03/07/2023
Residing at: Vancouver, WA

NOTARY: Please place seal within borders of box.

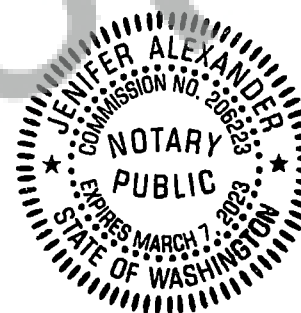


Exhibit A

A portion of the Northeast quarter of the Southwest quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 3/4 inch iron pipe with brass cap marking the center of Section 28 as shown in Book 3 of Surveys, page 124, Skamania County Auditor's records; thence North $88^{\circ}19'10''$ West, along the North line of the Southwest quarter of Section 28, for a distance of 211.55 feet to the center of Labarre Road (Survey 3-124) and the True Point of Beginning; thence following the center of Labarre Road as shown (Survey 3-124) the following described courses: thence South $17^{\circ}33'47''$ West, 90.66 feet; thence along the arc of a 200.00 foot radius curve to the right, through a central angle of $33^{\circ}15'29''$ for an arc distance of 116.09 feet; thence South $50^{\circ}02'02''$ West, 364.96 feet; thence South $41^{\circ}05'05''$ west, 164.99 feet; thence along the arc of a 500.00 foot radius curve to the right, through a central angle of $8^{\circ}34'09''$ for an arc distance of 74.78 feet; thence South $49^{\circ}39'15''$ West, 318.16 feet; thence along the arc of a 600.00 foot radius curve to the left, through a central angle of $26^{\circ}55'51''$ for an arc distance of 282.02 feet to the East line of Tract A as shown (Survey 3-124); thence leaving said center of Labarre Road, North $01^{\circ}37'38''$ East, along the East line of said Tract A for a distance of 1051.03 feet to the North line of said Southwest quarter of Section 28; thence South $88^{\circ}19'10''$ East, along said North line for a distance of 911.02 feet to the True Point of Beginning.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

J:\PWP\Clients M-Z\Mortensen Elder Law\Norma and John\2021\Exhibit A.wpd

Skamania County Assessor

Date 3-9-22 Parcel# 02050000 800000
02050000 800005

LM

Exhibit B

1. GRANTOR. The undersigned Grantor, JOHN K. MORTENSEN by NORMA J. MORTENSEN, Attorney in Fact pursuant to Durable Power of Attorney dated September 21, 2016, and recorded under Skamania County Auditor's No. 2022-000435 is the duly appointed, qualified, and acting Attorney in Fact for the Grantor, JOHN K. MORTENSEN. And, NORMA J. MORTENSEN, a married person as her separate property, undersigned Grantor, spouse of JOHN K. MORTENSEN.

2. FIDUCIARY. NORMA J. MORTENSEN was appointed as Attorney in Fact by JOHN K. MORTENSEN under his Durable Power of Attorney dated September 21, 2016, and recorded under Skamania County Auditor's No. 2022-000435.

J:\PWP\Clients M-Z\Mortensen Elder Law\Norma and John\2021\Exhibit B REETA.wpd

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