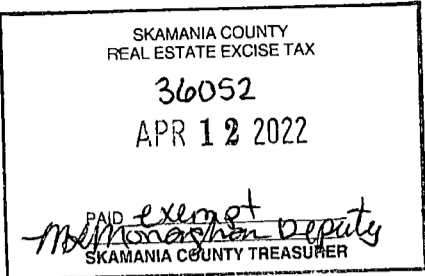




WHEN RECORDED RETURN TO

PHELAN WEBBER PETTIS P.S.
Attorneys at Law
502 E McLoughlin Blvd
Vancouver, WA 98663-3357



QUIT CLAIM DEED

GRANTOR(S): TONY CHRISTENSEN and CYNTHIA P. EAYRS nka CYNTHIA P. CHRISTENSEN, each as their separate estate
GRANTEE(S): CYNTHIA P. CHRISTENSEN and TONY L. CHRISTENSEN, TRUSTEE(S) of the CHRISTENSEN REVOCABLE LIVING TRUST u/t/d SEP 03, 2020
ABBREVIATED LEGAL DESCRIPTION: LOT 4 OF THE MALONEY S/P#2006160363 APPROX -1.00 AC PER CO RD/RW .65 AC R/W EASMENT ONLY .35 AC DEEDED R/W .30 ACRES SOUTH OF ASSESSOR'S TAX PARCEL ID # 02053120120000 (DK)
REFERENCE NO: n/a

THE GRANTOR(S), TONY CHRISTENSEN and CYNTHIA P. EAYRS nka CYNTHIA P. CHRISTENSEN, each as their separate estate, for no consideration, convey(s) and quit claim(s) to CYNTHIA P. CHRISTENSEN and TONY L. CHRISTENSEN, Trustee(s) of the CHRISTENSEN REVOCABLE LIVING TRUST, u/t/d SEP 03, 2020, the following-described real property commonly known as 91 Ellie Way, Washougal, and situated in Skamania County, Washington, together with all after-acquired title of the Grantor(s) therein:

See Exhibits "A" and "B" attached hereto and incorporated herein by this reference.

SEP 03, 2020
Cynthia P. Christensen
CYNTHIA P. EAYRS nka CYNTHIA P. CHRISTENSEN
Tony L. Christensen
TONY L. CHRISTENSEN

STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that CYNTHIA P. EAYRS nka CYNTHIA P. CHRISTENSEN and TONY L. CHRISTENSEN are the persons who appeared before me and said persons acknowledged that CYNTHIA P. EAYRS nka CYNTHIA P. CHRISTENSEN and TONY L. CHRISTENSEN signed this instrument and acknowledged it to be CYNTHIA P. EAYRS nka CYNTHIA P. CHRISTENSEN and TONY L. CHRISTENSEN'S free and voluntary act for the uses and purposes mentioned in the instrument.

NOTARY: Please place seal within borders of box.



DATED: SEP 03, 2020
Susan J. Pagel
Notary Public
Printed Name: SUSAN J. PAGEL
My Appointment Expires: 10/02/22
Residing at: Vancouver WA

Exhibit A

LOT 4 OF THE MALONEY SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE NO. 2006160363, RECORDS OF SKAMANIA COUNTY AUDITOR.

ALSO THAT PORTION OF LOT 3 OF THE MALONEY SHORT PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°43'50" EAST, ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 130.00 FEET; THENCE SOUTH 01°57'06" WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 327.10 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89°30'26" WEST, ALONG SAID SOUTH LINE, 28.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE WASHOUGAL RIVER ROAD; THENCE NORTH 59°58'28" WEST, ALONG SAID SOUTH LINE AND SAID SOUTH LINE RIGHT OF WAY LINE, 85.52 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT OF WAY LINE, NORTH 30°01'32" EAST, 5.00 FEET; THENCE NORTH 65°54'47" WEST, 31.00 FEET TO THE WEST LINE OF SAID LOT 3; THENCE LEAVING SAID SOUTH LINE AND SAID SOUTH RIGHT OF WAY LINE, NORTH 02°05'39" EAST, ALONG SAID WEST LINE, 266.95 FEET TO THE POINT OF BEGINNING.

J:\MMP\Clients A-L\Christensen Probate and Estate Planning\Tony Christensen\2020\Exhibit A 91.wpd

Skamania County Assessor

Date 4-11-22 Parcel# 2-5-31-2-1253

Ⓟ

Exhibit B
Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year.

2.

EASEMENT AND THE TERMS
CONDITIONS THEREOF:

GRANTEE:

PURPOSE:

RECORDED:

AUDITOR'S FILE NO.:

AREA AFFECTED:

NORTHWESTERN ELECTRIC
COMPANY, A WASHINGTON
CORPORATION

ELECTRIC TRANSMISSION AND
DISTRIBUTION

November 08, 2029

BOOK W, AGE 286

SAID PREMISES

3.

EASEMENT AND THE TERMS AND
CONDITIONS THEREOF:

GRANTEE:

PURPOSE:

RECORDED:

AUDITOR'S FILE NO.:

AREA AFFECTED:

PACIFIC POWER AND LIGHT
COMPANY, A CORPORATION

ELECTRIC TRANSMISSION AND
DISTRIBUTION

February 20, 1931

BOOK W, PAGE 568

SAID PREMISES

4.

3 / 84

MATTERS
SET FORTH
BY SURVEY:
BOOK/PAGE
OF
SURVEYS:

5.

3 / 422

MATTERS
SET FORTH
BY SURVEY:
BOOK/PAGE
OF
SURVEYS:

6.

AGREEMENT AND THE
TERMS AND CONDITIONS
THEREOF:
REGARDING:

ROAD MAINTENANCE
AGREEMENT

AUDITOR'S FILE NO.: 2006160364

7.

AGREEMENT AND THE
TERMS AND CONDITIONS
THEREOF:

ROAD MAINTENANCE
AGREEMENT

REGARDING:

RECORDED:

June 16, 2006

AUDITOR'S FILE NO.:

2006161979

8.

EASEMENT AND THE
TERMS AND CONDITIONS
THEREOF:

INGRESS, EGRESS AND
UTILITIES

PURPOSE:

AUDITOR'S FILE NO.:

2006161980

AREA AFFECTED:

SAID PREMISES

2006162932

MATTERS SET

FORTH BY

SURVEY:

AUDITOR'S FILE

NO:

2010176208

COVENANTS,
CONDITIONS
AND
RESTRICTIONS
CONTAINED IN
INSTRUMENT;
AUDITOR'S
FILE NO.:

9.

2010176209

COVENANTS,
CONDITIONS
AND
RESTRICTIONS
CONTAINED IN
INSTRUMENT;
AUDITOR'S
FILE NO.:

SHARED WELL USERS
AGREEMENT

AGREEMENT AND THE
TERMS AND CONDITIONS
THEREOF:

REGARDING:

AUDITOR'S FILE NO.:

2010176210

EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR INGRESS, EGRESS AND UTILITIES. (AFFECTS SOUTH PORTION)

DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.

Unofficial
Copy