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Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in) **QUITCLAIM DEED** Rec 1st

Reference Number(s) of related Documents:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

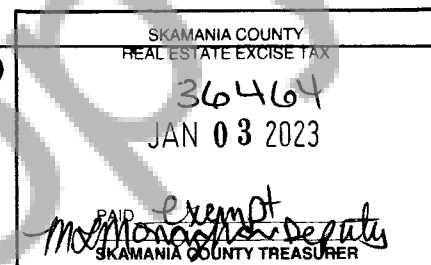
NIELSEN, KRISTIAN F - Trustee of The Joyce S Nielsen Decedent's Trust
NIELSEN, KRISTIAN F - Trustee of The Kristian F Nielsen Survivor's Trust

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

NIELSEN, KRISTIAN F

Additional names on page _____ of document.



Trustee

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LT 1, SEC 29, TWP 3, RGE 8 E, WM

Additional legal is on page 2 of document

Assessor's Property Tax Parcel/Account Number
assigned 03082900200000, 03082900200006 *SM*

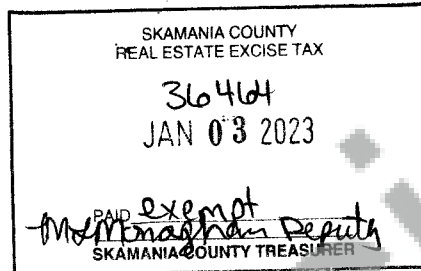
☐ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

USR / 82336712

After recording return to:
~~Amrock LLC~~
662 Woodward Avenue
Detroit Michigan 48226

Filed for record at the request of:
Michael P. Bell, Esq.
702 King Farm Blvd, Suite 155
Rockville, MD 20850
This document was prepared
without benefit of title
examination and no legal advice
was requested or provided.



Rec 1st

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

82336712

QUITCLAIM DEED
Under RCW Section 64-04-050

Assessor's Property Tax Parcel Account Number: 03082900200000

Grantor: Kristian F. Nielsen, as Trustee of The Joyce S. Nielsen Decedent's Trust established pursuant to the Nielsen Family Trust dated May 5, 2016 as amended, as to a 57.54% interest, and Kristian F. Nielsen, as Trustee of The Kristian F. Nielsen Survivor's Trust established pursuant to The Nielsen Family Trust dated May 5, 2016 as amended, as to a 42.46% interest

Grantee: Kristian F. Nielsen, an unmarried man

Property Address:
251 Sprague Landing Rd, Stevenson, Washington 98648

THIS DEED, made and entered into on this the 15th day of December, 2020 by and between: **THE GRANTOR(S): Kristian F. Nielsen, as Trustee of The Joyce S. Nielsen Decedent's Trust established pursuant to the Nielsen Family Trust dated May 5, 2016 as amended, as to a 57.54% interest, and Kristian F. Nielsen, as Trustee of The Kristian F. Nielsen Survivor's Trust established pursuant to The Nielsen Family Trust dated May 5, 2016 as amended, as to a 42.46% interest**, and for and in consideration of respect and affection conveys and quit claims to **THE GRANTEE(S): Kristian F. Nielsen, an unmarried man**, the following described real estate, situated in **Skamania County, State of Washington**, together

with all after-acquired title of the grantor(s) herein:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL I

ALL THAT PART OF GOVERNMENT LOT 1 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON;

AND A TRACT OF LAND IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 CHAINS EAST OF THE CORNER COMMON TO SECTION 29, 30, 31 AND 32 OF TOWNSHIP 3 NORTH, RANGE 8 EAST; THENCE EAST ON A TRUE LINE 8 CHAINS AND 50 LINKS; THENCE SOUTH TO THE MEANDER LINE OF THE COLUMBIA RIVER; THENCE WESTERLY WITH THE MEANDER LINE OF THE COLUMBIA RIVER TO A POINT DIRECTLY SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

EXCEPT LOTS 1, 2 AND 3 OF THE PATRICIA ANDERSEN SHORT PLAT. RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 143, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

ALSO EXCEPTING THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT OF WAY.

ALSO EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF PRIMARY STATE HIGHWAY NO. 8.

ALSO EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY DEED RECORDED IN BOOK 141, PAGE 353 RECORDS OF SKAMANIA COUNTY.

ALSO EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON; THENCE SOUTH 89°02'16" EAST ALONG THE SOUTH LINE OF THE SAID GOVERNMENT LOT 1, A DISTANCE OF 301.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°02'16" EAST ALONG SAID SOUTH LINE OF

GOVERNMENT LOT 1, A DISTANCE OF 30.00 FEET; THENCE NORTH 40°13'13" EAST, A DISTANCE OF 154.47 FEET; THENCE NORTH 11°08'43" WEST, A DISTANCE OF 200.00 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 79°28'04" WEST, A DISTANCE OF 151.83 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2191.83 FEET AND AN ARC DISTANCE OF 88.03 FEET, THE CHORD OF NORTH 75°55'21" EAST AND A DISTANCE OF 88.29 FEET; THENCE SOUTH 11°08'43" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 57°01'54" EAST, A DISTANCE OF 125.35 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AND THE TRUE POINT OF BEGINNING.

PARCEL II

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON; THENCE SOUTH 89°02'16" EAST ALONG THE SOUTH LINE OF THE SAID GOVERNMENT LOT 1, A DISTANCE OF 301.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°02'16" EAST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 30.00 FEET; THENCE NORTH 40°13'13" EAST, A DISTANCE OF 154.47 FEET; THENCE NORTH 11°08'43" WEST, A DISTANCE OF 200.00 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 79°28'04" WEST, A DISTANCE OF 151.83 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2191.83 FEET AND AN ARC DISTANCE OF 88.03 FEET, THE CHORD OF NORTH 75°55'21" EAST AND A DISTANCE OF 88.29 FEET; THENCE SOUTH 11°08'43" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 57°01'54" EAST, A DISTANCE OF 125.35 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AND THE TRUE POINT OF BEGINNING.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

Kristian F. Nielsen, Trustee (SEAL)

Kristian F. Nielsen, as Trustee of The Joyce S. Nielsen
Decedent's Trust established pursuant to the Nielsen Family
Trust dated May 5, 2016 as amended

Kristian F. Nielsen, Trustee (SEAL)

Kristian F. Nielsen, as Trustee of The Kristian F. Nielsen
Survivor's Trust established pursuant to The Nielsen Family
Trust dated May 5, 2016 as amended

State of Washington)
)ss.
County of SKAMANIA)

I certify that I know or have satisfactory evidence that **Kristian F. Nielsen, as Trustee of The Joyce S. Nielsen Decedent's Trust established pursuant to the Nielsen Family Trust dated May 5, 2016 as amended, and Kristian F. Nielsen, as Trustee of The Kristian F. Nielsen Survivor's Trust established pursuant to The Nielsen Family Trust dated May 5, 2016 as amended**, is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, and on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the free and voluntary act of such party/parties for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 15th day of DECEMBER, 20 20.

Kristina White, NSA
Notary Public

Kristina White, NSA
Print name

SKAMANIA
Residing in

05/13/2023
Commission expiration date

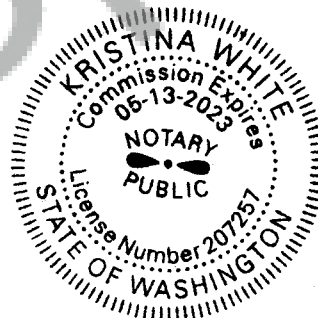


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 03082900200000, 03082900200006

Skamania County Assessor
6/8/22 03082900200000
Date: 1-9-22 Parcel# 03082900200006

Land situated in the City of Stevenson in the County of Skamania in the State of WA

1/3/23 *am*

PARCEL I

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A RADIUS OF 2191.83 FEET AND AN ARC DISTANCE OF 88.03 FEET, THE CHORD OF NORTH 75°55'21" EAST AND A DISTANCE OF 88.29 FEET; THENCE SOUTH 11°08'43" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 57°01'54" EAST, A DISTANCE OF 125.35 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AND THE TRUE POINT OF BEGINNING.

PARCEL II

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Commonly known as: 251 Sprague Landing Rd, Stevenson, WA 98648-6503

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.



U08219705

1632 12/9/2022 82336712/1