

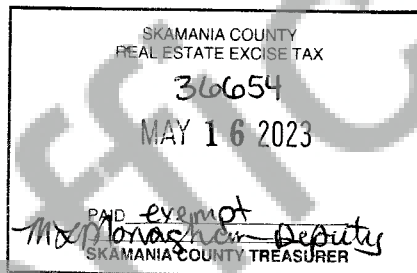


After recording return to:

Robert E. Kabacy, Esq.
Kell, Alterman & Runstein, L.L.P.
520 S.W. Yamhill Street, Suite 600
Portland, Oregon 97204-1329

Until a change is requested, all tax statements shall be sent to:

Gary B. Peck, Trustee
Natalia A. Sutin, Trustee
2935 N.W. Thurman Street,
Portland, Oregon 97210-1940



BARGAIN AND SALE DEED

The grantors, **Gary Peck and Natalia Sutin, husband and wife**, for no consideration in hand paid, bargain, sell, and convey to **Gary B. Peck and Natalia A. Sutin, Trustees or their successor Trustee(s), of the Peck-Sutin Revocable Living Trust U/D/T March 3, 2023, and any amendments thereto**, hereinafter called grantees, all right, title, and interest in that certain real property with the common address of 30 N.W. Lucas Street, Stevenson, situated in Skamania County, State of Washington, 98648-6302, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Abbreviated Legal Description: LOT 14
STEVENSON PARK ADDITION BK A/PG 38

See Attached Exhibit A for full Legal Description


(Assessor's Parcel No. 03073614020000)

SUBJECT TO: all exceptions and restrictions of record as of the date of recording.


The consideration for this transfer is \$0; transfer to grantors' revocable living trust.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantors have executed this instrument on March 3, 2023.



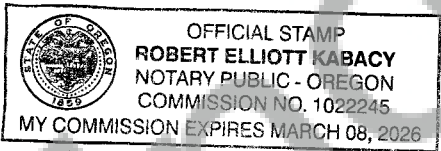
Gary Peck

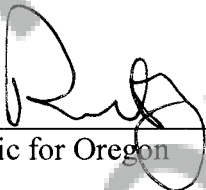


Natalia Sutin

STATE OF OREGON)
) ss:
County of Multnomah)

The foregoing instrument was acknowledged before me on March 3, 2023, by Gary Peck and Natalia Sutin.





Notary Public for Oregon
My Commission Expires: 3/8/24

EXHIBIT A

Legal Description

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

A tract of land in Lot 14 of the STEVENSON PARK ADDITION, according to the official Plat thereof, on file and of record in the office of the Auditor of Skamania County, Washington, more particularly described as follows:

COMMENCING at a monument marking the intersection of the North line of the Henry Shepard D.L.C. with the East line of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, THENCE South 00 degrees 01 minutes 45 seconds East along the East line of the said Section 36 a distance of 159.74 feet to the South right of way line of the county road known and designated as Lucas Street; thence South 89 degrees 58 minutes 15 seconds West 86 feet to the POINT OF BEGINNING; said point being the Northwest corner of a tract of land conveyed to Sheperd of the Hills Evangelical Lutheran Church by instrument recorded June 12, 1961 in Book 49 of Deeds at Page 67;

THENCE South 00 degrees 01 minutes 45 seconds East along the West line of said Church tract 151.87 feet; to the North line of a tract of land conveyed to Frank E. Meyers and Eleanor R. Meyers, husband and wife, by instrument recorded May 18, 1956 in Book 41 of Deeds at Page 490, Auditor File No. 50570;

THENCE South 80 degrees West 166.96 feet along said North line to the West line of said Lot 14;

THENCE North 00 degrees 01 minutes 45 seconds West along said West line 180.86 feet to the South right of way line of said Lucas Street;

THENCE North 89 degrees 50 minutes 15 seconds East along the South right of way line of said Lucas Street 164.42 feet to the POINT OF BEGINNING.

(Assessor's Parcel No.: 03073614020000)

SUBJECT TO: all exceptions and restrictions of record as of the date of recording.

Skamania County Assessor

Date 5/16/23 Parcel # 3-7-3a-1-4-200
[Signature]