



WHEN RECORDED RETURN TO:

Jodine Dixon, Attorney
Dixon Law PLLC
PO Box 1777
Battle Ground, WA 98604

Trustee Deed

Grantor:

Betty Jean Harry, Trustee, Thomas D. Harry
Credit Shelter Trust
13039 N.E. Morris Street
Portland, OR 97230

Grantees: Skamania County
Real Estate Excise Tax
36735
JUL 17 2023

Betty Jean Harry
13039 N.E. Morris Street
Portland, OR 97230

PAID EXEMPT
Skamania County Treasurer
[Signature]

Raymond C. Harry
16810 N.W. Pebble Beach Way
Beaverton, OR 97006

Abbreviated Legal:

LOT 24 SWIFT CREEK ESTATES BK
B/PG 72

Assessor's Tax Parcel No.

07063522012400 *gn*

THE GRANTOR, Betty Jean Harry, Trustee, Thomas D. Harry Credit Shelter Trust, hereby grants and conveys, without representation or warranty, expressed or implied to:

THE GRANTEES, Betty Jean Harry and Raymond C. Harry, as tenants in common, all real property (the Property), situated in the County of Skamania, State of Washington, described as follows:

Lot 24 Swift Creek Estates, according to the recorded plat thereof,
recorded in Book B of plats, page 72, in the County of Skamania, State of
Washington. Subject to the exceptions, rights, covenants, restrictions,
reservations, and easement and encumbrances of attached Exhibit A.

Skamania County Assessor

Date 6/20/23 Parcel# 07003522012400

DATED this, the 1st day of May, 2023.

Signed:

Betty Jean Harry, Trustee
Betty Jean Harry, Trustee
Thomas D. Harry Credit Shelter Trust

STATE OF OREGON)

) ss.

COUNTY OF CLACKAMAS)

I certify that I know or have satisfactory evidence that Betty Jean Harry is the person who
appeared before me, and said person acknowledged that they signed this instrument and
acknowledged it to be their free and voluntary act for the uses and purposes mentioned in
this instrument.

SWORN TO AND SUBSCRIBED before me, this the 1st day of May, 2023.



Michelle K. Sugahiro
Michelle K. Sugahiro, Notary Public
My Commission Expires November 21, 2026

EXHIBIT A

The Trustee Deed is subject to the following exceptions:

1. Improvements, if any, located on the real property herein described, and any security interests related thereto including but not limited to Uniform Commercial Code Filings, Mortgage and Deeds of Trust and any Bills of Sales, or Quit Claim Deeds relating to the improvements.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of the unnamed creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Rights, if any, of the property owners, abutting the unnamed creek in and to the waters of the unnamed creek and in and to the bed thereof; also boating and fishing rights of property owners abutting the unnamed creek or the stream of water leading thereto or therefrom.
4. Any adverse claims based upon the assertion that the unnamed creek has moved.
5. Easement for Public Road including the terms and provisions thereof recorded February 3, 1934 in Book "X", Page 445, Skamania County Deed Records.
6. Easement for utilities including the terms and provisions thereof December 14, 1959 in Book 46, Page 462, Skamania County Deed Records.
7. Reservations and easements and terms and conditions therein contained, and the reservation of mineral rights to Burlington Northern Railroad including the terms and conditions thereof recorded September 17, 1985 in Book 85, Page 66, Skamania County Deed Records. Mineral rights were assigned by mesnes assignment the last of which was to the United States of America recorded in Book 125, Page 335, Skamania County Deed Records.
8. Easement for roads including the terms and provisions thereof recorded February 26, 1973 in Book 64, Page 972, Skamania County Deed Records.
9. Easement for telephone and telephone lines and provisions thereof accorded in Book R, page 138, Skamania County Deed Records.
10. Conditions, covenants and restrictions of Swift Creek Estates recorded February 2, 1993 in Book 133, Page 215 to 230 Skamania County Deed Records.