

**WHEN RECORDED RETURN TO:**

Heather L. Guthrie, Esq.

Dunn Carney LLP

851 SW Sixth Avenue, Suite 1500

Portland, OR 97204

Skamania County, WA  
Total: \$256.50  
DEED  
Pgs=4**2023-001118**

08/09/2023 04:15 PM

Request of: DUNN CARNEY, LLP

  
00016541202300011180040045Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)**DOCUMENT TITLE(S)** (or transaction contained therein) (all areas applicable to your document must be filled in)

Statutory Warranty Deed

**REFERENCE NUMBER(S)** of Documents assigned or released:☐ Additional numbers on page \_\_\_\_ of document.**GRANTOR(S):**

John Alan Kraus and Martha Adele Kraus, husband and wife

1. \_\_\_\_\_ 2. \_\_\_\_\_  
3. \_\_\_\_\_ 4. \_\_\_\_\_☐ Additional names on page \_\_\_\_ of document.**GRANTEE(S):**

John A. Kraus and Martha A. Kraus, Co-Trustees of the John and Martha Kraus Trust U/A/D Aug 9, 2021

1. \_\_\_\_\_ 2. \_\_\_\_\_  
3. \_\_\_\_\_ 4. \_\_\_\_\_☐ Additional names on page \_\_\_\_ of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat of Section, Township, Range, Quarter).

Lot 2 Berge/Koenemann SP BK 2 PG 97

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX36773  
AUG 09 2023☐ Complete legal on page \_\_\_\_ of document.**Assessor's Property Tax Parcel #**

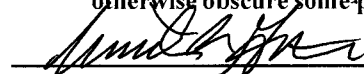
03101500200200

LM 8/9/23

PAID Exempt  
RST, Deputy  
SKAMANIA COUNTY TREASURER☐ Additional parcel numbers on page \_\_\_\_ of document.

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

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."



Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

**After Recording Return To:**

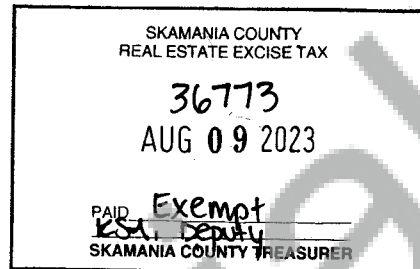
Heather L. Guthrie, Esq.  
Dunn Carney LLP  
851 SW Sixth Avenue, Suite 1500  
Portland, OR 97204

(For Recorder's Use Only)

**Until a change is requested**

**all tax statements shall be sent to:**

John A. Kraus and Martha A. Kraus, Co-  
Trustees of the John and Martha Kraus Trust  
81 Orchard Ln  
Underwood, WA 98651



**Assessor's Parcel No. 03101500200200**

**Abbreviated Legal Description: Lot 2 Berge/Koenemann SP BK 2 PG 97**

**STATUTORY WARRANTY DEED**

John Alan Kraus and Martha Adele Kraus, husband and wife, Grantors, hereby convey and warrant to John A. Kraus and Martha A. Kraus, Co-Trustees of the John and Martha Kraus Trust U/A/D Aug 9, 2021, Grantees, all of their interest in the following described real property located in Skamania County, Washington, free of encumbrances except as specifically set forth herein:

See Attached Exhibit A for Legal Description

The Property is free of encumbrances except as described in that certain Statutory Warranty Deed dated May 7, 1997, and recorded on May 9, 1997 in the Skamania County Official Records as Document No. 128093 and except for (1) easements, rights of way, restrictions and encumbrances of record recorded after the recording of such Statutory Warranty Deed, and (2) the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantors to Grantees and Grantees' successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance, including the standard or printed exceptions generally included therein, purchased at the time Grantors purchased the Property. The limitations contained in this paragraph expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration. Grantors make this conveyance to transfer the Property to their revocable living trust.

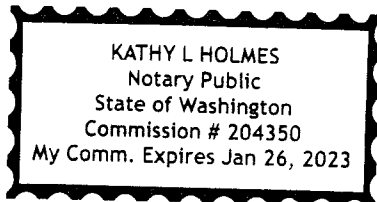
**STATUTORY WARRANTY DEED**

DCAPDX3775222.v1

  
JOHN ALAN KRAUS

Martha A Kraus  
MARTHA ADELE KRAUS

The forgoing instrument was acknowledged before on this 9 day of August, 2021,  
by John Alan Kraus and Martha Adele Kraus.



Kathy Holmes  
Notary Public for Washington

EXHIBIT A

LEGAL DESCRIPTION

Starting at the Southeast corner of the Southeaster quarter of the Southwest quarter of Section 15, Township 3 North, range 10 East of the Willamette Meridian; thence West bearing North 89°19' West 505.48 feet; thence North bearing North 1°50' East 505.48 feet to the trust point of beginning; thence North bearing North 1°50' East 217.80 Feet; thence West bearing North 89°07' West 200.03 feet; thence South bearing North 1°50' East 217.80 feet; thence East on a line North 89°07' West 220.03 feet to the true point of beginning.

Also known as Lot 2 Ivadeen K. Berge and Cheryl M. Koenemann's short plat as recorded under Auditor's file No. 88266 in Book 2 of short plats, Page 97, records of Skamania County, Washington.

Skamania County Assessor

Date 8-9-23 Parcel# 0301500200200

YH