

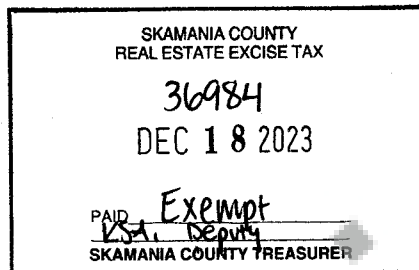


After Recording, Return to:

Leanne M. Bowker, Esq.
Harris & Bowker LLP
10300 SW Greenburg Road, Suite 530
Portland, OR 97223-5486

Send Tax Statements to:

Howard M. Lazarus, Trustee
Lee Kurnoff Lazarus, Trustee
412 Skamania Landing Road
Stevenson, WA 98648



WARRANTY DEED

Grantors (Sellers): Howard M. Lazarus and Lee Alexandra Lazarus

Grantees (Purchasers): Howard M. Lazarus and Lee Kurnoff Lazarus, Trustees of the Lazarus Family Trust dated November 30, 2023

Legal Description (abbreviated): Ptn Sec 34, T2N, R6E W.M.

Assessor's Tax Parcel ID#: 02-06-34-1-4-5800-00

*LM 12/18/23 LM
12/18/23*

Howard M. Lazarus and Lee Alexandra Lazarus, Grantors, convey and warrant to Howard M. Lazarus and Lee Kurnoff Lazarus, Trustees of the Lazarus Family Trust dated November 30, 2023, Grantees, all of Grantors' right, title and interest in and to the property and improvements commonly known as 412 Skamania Landing Road, Stevenson, Washington and legally described on Exhibit A attached hereto and incorporated herein by this reference.

Subject to all encumbrances of record.

The true consideration for this conveyance is 0.00. Grantors are funding their revocable trust.

DATED this 30th day of November, 2023.

Howard M. Lazarus, Grantor

Lee Alexandra Lazarus

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the West line of said Government Lot 1 marked by the Northeast corner of Government Lot 2 of said Section 34; thence South $01^{\circ} 12' 53''$ West 313 feet; thence North $80^{\circ} 12' 53''$ East, 142 feet; thence North $00^{\circ} 12' 53''$ East 313 feet; thence South $80^{\circ} 12' 53''$ West, 142 feet to the point of beginning. Together with all that real property lying South of said tract and within the Easterly and Westerly lines of said tract extending Southerly to the meander line of the Columbia River.

TOGETHER AND WITH A tract of land in Government Lot 2 in Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Northeast corner of said Government Lot 2 of said Section 34; thence North $88^{\circ} 41' 07''$ West 32.64' along the North line thereof; thence South $00^{\circ} 29' 28''$ West 285.16'; thence North $76^{\circ} 10' 52''$ East 30.06' to the East line of said Government Lot 2; thence North $01^{\circ} 12' 53''$ East 277.28' along said East line of Government Lot 2 to the True Point of Beginning.

EXCEPTING THEREFROM the following described tract of land:

Commencing at a point on the West line of said Government Lot 1 marked by the Northeast corner of Government Lot 2, said Section 34; thence North $80^{\circ} 12' 53''$ East 94.55 feet to the true point of beginning; thence continuing North $80^{\circ} 12' 53''$ East 47.45 feet to the Easterly line of a tract of land deeded to C.A. and W.L. Sams as recorded in Book Z, Page 204 of Skamania County Deed Records; thence South $01^{\circ} 12' 53''$ West 313.00 feet along said Easterly line of Sams Tract; thence South $80^{\circ} 12' 53''$ West 38.87 feet; thence North $00^{\circ} 20' 04''$ West 311.48 feet to the True Point of Beginning.

Skamania County Assessor
12/18/23
Date 12-18-23 Parcel# 0206341458000
Jm Jm