



AFTER RECORDING, RETURN TO:

Alicia L. Lowe, Esq.
Schwabe, Williamson & Wyatt
700 Washington, Suite 701
Vancouver, WA 98660

Skamania County
Real Estate Excise Tax

37211
JUN 10 2024

PAID exempt
Skamania County Treasurer
Marionagnam Deputy

BARGAIN AND SALE DEED

Grantor: CHARLES PALAHNIUK (a married man as his separate property), as to an undivided one-half (1/2) interest

Grantee: CHARLES M. PALAHNIUK, or his successors in interest, Trustee of the CHARLES M. PALAHNIUK REVOCABLE TRUST created under agreement dated May 31, 2024, and any amendments thereto

Abbrv. Legal: PTN N½ NW¼ SEC 19 T1N R5E WM (Full Legal on Exhibit A)

TPN: 01051900080000 and 01051900070100 2m 6/10/24

CHARLES PALAHNIUK (a married man as his separate property), as to an undivided one-half (1/2) interest, Grantor, for and in consideration of personal estate planning, conveys to CHARLES M. PALAHNIUK, or his successors in interest, Trustee of the CHARLES M. PALAHNIUK REVOCABLE TRUST created under agreement dated May 31, 2024, and any amendments thereto, Grantee, all of Grantor's right, title and undivided one-half (1/2) interest in and to the following described real estate, situated in the County of Skamania, State of Washington (the "Property"):

See Exhibit A attached hereto and fully incorporated by this reference.

SUBJECT TO: Restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements of record, if any.

[Continues on following page.]

Said property is conveyed by Grantor and accepted by Grantee subject to all matters of record, including liens and encumbrances of record, if any, to the extent the same are valid, existing, and affecting the Property as of the date hereof.

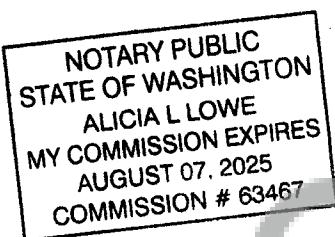
DATED: May 31, 2024

GRANTOR:


CHARLES PALAHNIUK

STATE OF WASHINGTON)
: ss.
County of Clark)

This record was acknowledged before me on May 31, 2024 by CHARLES PALAHNIUK.




Notary Public
Printed Name: Alicia L. Lowe
My Commission Expires: August 7, 2025

Exhibit A

A portion of the North half of the Northwest quarter of Section 19, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at a point on the Section line 56 rods South of the Northwest corner thereof; thence East to the quarter section line; thence South to the South line of the North half of the Northwest quarter; thence West to the section line; thence North to the Point of Beginning.

AND ALSO a 25 foot square tract surrounding a spring located approximately 980 feet East and 180 feet South of the Northwest corner of said Section 19, together with an easement to install and maintain a water pipeline from the aforesaid spring to the property first above described, which pipeline shall be not less than 18 inches below the surface of the ground.

EXCEPT that portion conveyed to the State of Washington under Book "U", page 324, records of Skamania County, Washington.

ALSO EXCEPT that portion sold to the United States of America in deed recorded under Recording No. 142255, Book 214, page 490

Skamania County Assessor

Date 6-10-24 Parcel# 01057900080000
01057900070100

fm