



WHEN RECORDED RETURN TO:
Carolyn A. Simms, Attorney
P.O. Box 169
Washougal, WA 98671

Skamania County
Real Estate Excise Tax

37273
JUL 17 2024

PAID exempt
M. McLaughlin Skamania County Treasurer Deputy

STATUTORY WARRANTY DEED

GRANTORS: KENNETH C. COLE

GRANTEES: KENNETH C. COLE and MARY ANN DUNCAN-COLE, Trustees

ABBREVIATED

LEGAL: BISHOP DLC SEC 21, T2N R7E WM

TAX PARCEL: 02072100080000 & 02072100100000

2m 7/16/24

THE GRANTOR(S), KENNETH C. COLE, as his separate estate, for and in consideration of a transfer to a revocable trust according to WAC 458-61A-211(2)(g) and other valuable consideration, conveys to KENNETH C. COLE and MARY ANN DUNCAN-COLE, Trustees of the KEN & MARY ANN COLE REVOCABLE TRUST dated April 23, 2024, the following described real estate, situated in the County of Skamania, State of Washington:

Legal Description is attached hereto as Exhibit "A" and made a part hereof.

DATED this 23rd day of April, 2024.

Kenneth C. Cole
KENNETH C. COLE

STATE OF WASHINGTON)
COUNTY OF CLARK)ss.

On this day personally appeared before me KENNETH C. COLE to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of April, 2024.

NOTARY PUBLIC
STATE OF WASHINGTON
CAROLYN A SIMMS
MY COMMISSION EXPIRES
SEPTEMBER 01, 2025
COMMISSION # 62015

Carolyn A. Simms
Notary Public for Washington
Residing at: Clark County
My Commission expires: 9-1-2025

EXHIBIT A

Parcel No. 02072100080000 & 02072100100000

A tract of land located in the Bishop D.L.C. in Section 21, Township 2 North, Range 7 E. W. M., described as follows:

Beginning at the Northwesterly corner of West Gumwood Avenue as shown on the Plat of Bauguess and Cole Addition to the Town of North Bonneville on file and of record in the office of the Auditor of Skamania County, Washington; thence North $40^{\circ} 49'$ West 345.86 feet to the initial point of the tract hereby described; thence south $51^{\circ} 05'$ West 70.70 feet to the easterly meander line of the Greenleaf Slough; thence along said meander line North $23^{\circ} 12'$ West 31.62 feet; thence along said meander line North $28^{\circ} 38'$ West 125 feet; thence along said meander line North $53^{\circ} 41'$ West 283.39 feet to intersection with the Southerly right of way line of the Bonneville Power Administration's Bonneville-Coulee transmission lines; thence along said right of way line North $30^{\circ} 53'$ East 188.02 feet; thence South $31^{\circ} 28'$ East 496.76 feet to the initial point; said tract containing 1.1 acre, more or less.

Skamania County Assessor

Date 7-16-24 Parcel# 02072100080000
02072100100000

LM