



AFTER RECORDING MAIL TO:

KRISTINA R. HESS
KR HESS LAW, P.C.
12264 EL CAMINO REAL
SUITE 305
SAN DIEGO, CA 92130

Skamania County
Real Estate Excise Tax

37450
OCT 24 2024

PAID exempt
Skamania County Treasurer
[Signature]

QUITCLAIM DEED

Grantor(s): MICHAEL H. VERDOLIN, TRUSTEE
LAARNI D. VERDOLIN, TRUSTEE
VERDOLIN FAMILY TRUST

Grantee(s): MICHAEL H. VERDOLIN

Abbreviated Legal: SE1/4 OF NW1/4 OF SECTION 34, TOWNSHIP 2 N, RANGE 5 E

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): 02053420100000 *LM 10/24/24*

THE GRANTOR, MICHAEL H. VERDOLIN AND LAARNI D. VERDOLIN, TRUSTEES, under the VERDOLIN FAMILY TRUST dated January 2, 2018 (herein, "Grantor"), whose address is 42 Tree Ific Drive N., Washougal, WA 98671, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and quitclaims to MICHAEL H. VERDOLIN, an unmarried man, as his sole and separate property (herein, "Grantee"), whose address is 42 Tree Ific Drive N., Washougal, WA 98671, all of Grantor's interest in and to the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 42 Tree Ific Drive N., Washougal, WA 98671

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on March 12, 2019, as Recording Number 2019000363.

Dated this Sep 17, 2024

GRANTOR:

Verdolin Family Trust dated January 2, 2018



Michael H. Verdolin, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF California

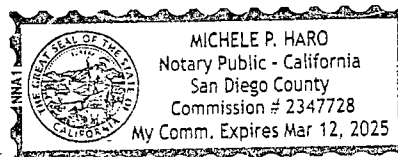
COUNTY OF San Diego

On 09/17/2024, before me, Michele P. Haro, Notary Public, personally appeared Michael H. Verdolin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Michele P. Haro (Seal)



GRANTOR:

Verdolin Family Trust dated January 2, 2018

Laarni D. Verdolin

Laarni D. Verdolin, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF California

COUNTY OF Los Angeles

On August 13, 2024, before me, Daniel Matthew Bullecer, Notary Public, personally appeared Laarni D. Verdolin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Seal)

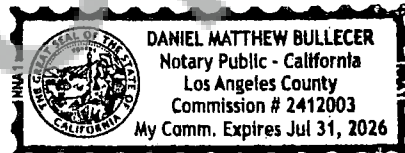


EXHIBIT A

[Legal Description]

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34 SOUTH 270 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE SOUTH 130 FEET ALONG THE WEST LINE AFORESAID TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND ACQUIRED BY HERBERT KJORS AND VERA E. KJORS, HUSBAND AND WIFE, AND AS MORE PARTICULARLY DESCRIBED IN A BOUNDARY LINE AGREEMENT, DATED MAY 6, 1965, AND RECORDED AT PAGE 204, BOOK 54 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE AFORESAID TO THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER; THENCE IN A NORTHERLY DIRECTION FOLLOWING THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER TO A POINT EAST OF THE INITIAL POINT; THENCE WEST TO THE INITIAL POINT.

Skamania County Assessor

Date 10-24-24 Parcel# 02053420100000
Jm

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.