

After recording, return to:

GREGORY J. HALL
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Skamania County
Real Estate Excise Tax
37602
FEB 03 2025

PAID Exempt
Skamania County Treasurer
M. McLaughlin

Tax Parcel Nos: 03082820100000 and 03082820100003

Space Above for Recording Information Only

TRUSTEE'S DISTRIBUTION DEED

THE GRANTOR, Cloida F. Peyrollaz, Trustee of the John F. Peyrollaz and Cloida F. Peyrollaz Living Trust dated November 13, 1996, as amended (the "Trust"), conveys and warrants to the GRANTEES, John Donald Easdale and Brenda F. Easdale, husband and wife, the Trust's entire interest, including any after-acquired interest, in and to the real estate situated in Skamania County, Washington described on **Exhibit "A"** attached hereto.

John F. Peyrollaz died on November 2, 2024. Pursuant to the terms of the Trust's governing instrument, Cloida F. Peyrollaz is authorized to act as the sole Trustee of the Trust.

The liability and obligations of the Grantor to the Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to the Grantor under any title insurance policy. The Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the Grantor under any title insurance policy.

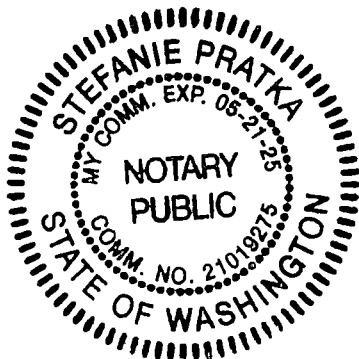
DATED this 1/23 day of January, 2025.

Cloida F. Peyrollaz, Trustee
CLOIDA F. PEYROLLAZ, Trustee

STATE OF WASHINGTON)
) ss.
County of Skamania)

I certify that I know or have satisfactory evidence that CLOIDA F. PEYROLLAZ is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of the John F. Peyrollaz and Cloida F. Peyrollaz Living Trust dated November 13, 1996, as amended, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 23rd day of January, 2025.



Stefanie Pratkanis
Notary Public for the state of Washington
residing in Skamania County.
My appointment expires 5/21/2025

EXHIBIT A
Legal Description

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, state of Washington, more particularly described as follows:

Commencing at a 2" iron pipe marking the NW 1/16 corner of said Section 28, Township 3 North, Range 8 East; Thence South 01°21'16" West along the east line of the Southwest Quarter of the Northwest Quarter of Section 28, a distance of 231.05 feet; Thence North 89°58'51" West, 25.01 feet to the Southeast corner of that certain tract of land described in personal representative deed recorded in Skamania County Auditor's file no. 2021-001409 also being the **Point of Beginning** of this description;

Thence South 01°21'16" West, parallel with and 25.00 feet west of said east line of the Southwest Quarter of the Northwest Quarter, a distance of 611.16 feet to a point; Thence North 89°47'36" West, a distance of 455.14 feet to a point; Thence North 30°49'12" West, a distance of 81.11 feet to a point; Thence North 01°42'35" East, a distance of 540.09 feet to the Southwest corner of that certain tract of land described as parcel 1 of quit claim deed recorded in Skamania County in Book 131, Page 444; Thence South 89°58'51" East, a distance of 495.02 feet along the South line of said tract described in Book 131, Page 444 and also the South line of Lots 1 and 2 of the Ronald & Charlene Anderson Short Plat and the easterly projection thereof to the **Point of Beginning**.

Containing 6.93 acres, more or less.

Skamania County Assessor

Date 1/30/25 Parcel# 0308282 0100000