



After recording, return to:

LANDERHOLM, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Skamania County
Real Estate Excise Tax
37689
MAR 31 2025

Skamania County, WA 2025-000452
Total: \$305.50
DEED 03/31/2025 02:52 PM
Pgs=3
Request of: LANDERHOLM, P.S.

00020862202500004620030036

PAID exempt
Skamania County Treasurer


Space Above for Recording Information Only

TRUSTEE’S DISTRIBUTION DEED

THE GRANTOR, HENRY D. KAPP, Trustee of the David H. Kapp and Ora Lee Kapp Revocable Living Trust dated August 30, 2006 (the “Kapp Family Trust”), conveys and warrants to the GRANTEE, HENRY D. KAPP, Trustee of the Disclaimer Trust established under the David H. Kapp and Ora Lee Kapp Revocable Living Trust dated August 30, 2006 (the “Kapp Disclaimer Trust”), as to an undivided one-half (½) interest as a tenant-in-common, the Grantor’s entire interest, including any after-acquired interest, in and to the real estate situated in Skamania County, Washington, described as follows:

PARCEL I
(Tax Parcel No. 03-10-03-0-0-0600-00):
The SW ¼ SW ¼ and that part of N ½ SW ¼ south of Little Buck Creek in Sec. 3, T.3N., R.10E., W.M.

PARCEL II
(Tax Parcel No. 03-10-10-0-0-0309-00):
The NW ¼ NW ¼ in Sec. 10, T.3N., R.10E., W.M.

PARCEL III
(Tax Parcel No. 03-10-29-0-0-0400-00):
That part of Government Lot One south of S.P. & S. Ry. in Sec. 29, T.3N., R.10E., W.M.

PARCEL IV
(Tax Parcel Nos. 03-10-09-0-0-0101-00, 03-10-09-0-0-0101-06 and 03-10-09-0-0-0500-00):
The Northeast quarter of the Northeast quarter of Section 9; and
The Southeast quarter of the Northeast quarter of section 9; and
The East half of the Southwest quarter of the Northeast quarter of Section 9; and
The East half of the Northeast quarter of the Southeast quarter of Section 9; and
The Southwest quarter of the Southeast quarter of Section 9;
All situated in Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington

Except that conveyed to Bonneville Power Line.

ORA LEE KAPP died on March 28, 2023, and DAVID H. KAPP died on November 5, 2023. Following the death of DAVID H. KAPP, and pursuant to the terms of the governing instrument of the Kapp Family Trust, HENRY D. KAPP became the sole Trustee of the Kapp Family Trust and all subtrusts established under its governing instrument.

Upon her death, and pursuant to the terms of the governing instrument of the Kapp Family Trust, ORA LEE KAPP'S undivided one-half interest in the assets of the Kapp Family Trust became distributable to DAVID H. KAPP. On December 8, 2023, and December 22, 2023, HENRY D. KAPP, as the sole Trustee of the Kapp Family Trust, executed sequential instruments disclaiming certain portions of DAVID H. KAPP'S interest in ORA LEE KAPP'S share of the assets of the Kapp Family Trust, and as a result of those disclaimers, the Kapp Disclaimer Trust provided for under the terms of the Kapp Family Trust's governing instrument of the was established.

The liability and obligations of the Grantor to Grantee and the Grantee's 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.

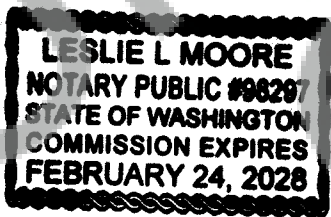
DATED this 31st day of March, 2025.

Henry D. Kapp
HENRY D. KAPP, Trustee of the David H. Kapp and Ora Lee Kapp Revocable Living Trust dated August 30, 2006, as amended

STATE OF WASHINGTON)
) ss.
County of Skamania)

I certify that I know or have satisfactory evidence that HENRY D. KAPP is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Trustee of the David H. Kapp and Ora Lee Kapp Revocable Living Trust dated August 30, 2006, as amended, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 31st day of March, 2025.



Leslie L Moore
NOTARY PUBLIC for Washington residing
at Skamania County
My appointment expires: 2/24/2028

EXHIBIT A

PARCEL I

(Tax Parcel No. 03-10-03-0-0-0600-00):

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PARCEL II

(Tax Parcel No. 03-10-10-0-0-0309-00):

The NW ¼ NW ¼ in Sec. 10, T.3N., R.10E., W.M.

PARCEL III

(Tax Parcel No. 03-10-29-0-0-0400-00):

That part of Government Lot One south of S.P. & S. Ry. in Sec. 29, T.3N., R.10E, W.M.

PARCEL IV

(Tax Parcel Nos. 03-10-09-0-0-0101-00, 03-10-09-0-0-0101-06 and 03-10-09-0-0-0500-00):

The Northeast quarter of the Northeast quarter of Section 9; and
The Southeast quarter of the Northeast quarter of section 9; and
The East half of the Southwest quarter of the Northeast quarter of Section 9; and
The East half of the Northeast quarter of the Southeast quarter of Section 9; and
The Southwest quarter of the Southeast quarter of Section 9;
All situated in Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington

Except that conveyed to Bonneville Power Line.

Skamania County Assessor

Date 3/31/25 Parcel# 3-10-3-600
3-10-10-309
3-10-29-400
3-10-9-101
3-10-9-101-06
3-10-9-500