Skamania County, WA Total:\$306.50 DEED 2025-001221

08/06/2025 10:47 AM

Pgs=4
Request of: FARLEIGHT WADA WITT

00021960202500012210040049

After Recording, Return To:

Steven R. Bennett
Farleigh Wada Witt
121 SW Morrison St Ste 600
Portland OR 97204

Skamania County
Real Estate Excise Tax

37882 AUG 06 2025

PAID - LYLMPT

MSG1910 COUNTY TESS NO PLITY

Grantors: James E. Parker and Cathy Parker, husband and wife

Grantees: James E. Parker, Trustee of the James Parker Living Trust UDT dated July 2, 2025, and Cathy A. Parker, Trustee of the Cathy Parker Living Trust, UDT dated July 2, 2025, each as to an undivided fifty percent (50%) interest as tenants in common

Assessor's property tax parcel/account number: 02-06-27-4-0-0106-00

Short legal description: LOT 4 ELMER SP BK 3/PG 98-100

Reference No(s) of Documents Assigned or Released:

SPECIAL WARRANTY DEED

JAMES E. PARKER and CATHY PARKER, husband and wife, Grantors, for the consideration hereinafter stated, do hereby convey and specially warrant unto JAMES E. PARKER, Trustee of the James Parker Living Trust UDT dated July 2, 2025, and CATHY A. PARKER, Trustee of the Cathy Parker Living Trust, UDT dated July 2, 2025, each as to an undivided fifty percent (50%) interest as tenants in common, Grantees, the real property commonly known as LOT 4 ELMER SP BK 3/PG 98-100, situated in the County of Skamania, State of Washington, such real property being described in the attached Exhibit A.

The said property is free from encumbrances created or suffered by Grantors except those encumbrances of record as of the date hereof.

The true consideration for this conveyance is \$0. By this deed, Grantors transfer the subject property into Grantors' Living Trusts, for estate planning purposes only. Grantors are the sole beneficiaries of such trust for their lifetimes, and this transfer will not result in any change in the beneficial interest in such property.

The liability and obligations of Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance.

DATED effective: July 2, 2025.

GRANTORS:

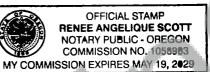
NOTARIAL ACKNOWLEDGMENTS

STATE OF OREGON

County of Multnomah

I certify that I know or have satisfactory evidence that IAMES E. PARKER is the person who appeared before me, and he acknowledged that he signed this instrument and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: July <u>2</u>, 2025.



STATE OF OREGON

County of Multnomah

certify that I know or have satisfactory evidence that CATHY PARKER is the person who appeared before me, and she acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: July 2, 2025...

Notary Public - State

OFFICIAL STAMP RENEE ANGELIQUE SCOTT **NOTARY PUBLIC - OREGON** COMMISSION NO. 1058983 MY COMMISSION EXPIRES MAY 19, 2029

Page 2 SPECIAL WARRANTY DEED P:\DOC\$\PARKJC\72919\DOC\4813161.DOC

EXHIBIT A

Lot 4 of Elmer Short Plat recorded in Short Plat in Book 3 at page 100 as recorded under Auditor's File No. 101673, lying within the North half of the Southeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities described as follows:

BEGINNING at a point on the South line of the Northeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, South 89°08'43" East, 143.52 feet from the Southwest corner of said Northeast Quarter of Section 27; thence North 11°00'15" West, 92.60 feet to a 175 foot radius curve to the left, the chord of which bears North 35°31'55" West, 145.30 feet; thence along said curve 149.83 feet; thence North 60°03'34" West, 238.12 feet to a 250 foot Radius curve to the right the chord of which bears North 45°04'06" West, 129.34 feet thence along said curve 130.82 feet; thence North 30°04'37" West, 33.11 feet to a 175 foot radius curve to the right, the chord of which bears North 43°41'03" West, 82.34 feet; thence along said curve 83.12 feet; thence North. 57°17'29" West, 77.36 feet to a 200 foot radius curve to the right, the chord of which bears North 42°34'42" West, 101.59 feet; thence along said curve 102.72 feet; thence North 27°51'56" West, 151.54 feet to a 150 foot radius curve to the left, the chord of which bears North 58°42'49" West, 153.83 feet; thence along said curve 161.52 feet; thence North 89°33'42" West, 175.41 feet to a 250 foot radius curve to the left, the tangent of which bears South 73°20'59" West 146.92 feet; thence along said curve 149.13 feet; thence South 56°15'41" West, 131.96 feet to the center of Woodard Creek County Road.

Said premises situated in Skamania County, Washington.

Skamania County Assessor

EXHIBIT B

Subject to:

Easements recorded in records of Skamania County at Book 41 page 178 (pipeline)

Road Maintenance Agreements recorded in records of Skamania County at Book 100 page 941 (Price) Book 102 page 326 (Short Plat)

Subject to:

The right of Jim and Frances Chase to walk and ride their horses on the plat easement areas.

Together with:

Easements recorded in records of Skamania County at Book 107 page 832 (37.35 feet wide) Book 107 page 76 (Tucker) Book 100 page 941 (Price)

Together with and subject to easements disclosed by plat of Landerholm and Elmer Short Plats, Skamania County. Together with and subject to Covenants, Restrictions and Conditions imposed by instruments recorded at book 106 page 615, Skamania County.