



WHEN RECORDED MAIL TO:

T. RANDALL GROVE  
Landerholm, P.S.  
P.O. Box 1086  
Vancouver, WA 98666-1086

Space Above for Recording Information Only

WARRANTY DEED

(TRANSFER TO TRUST WITHOUT CONSIDERATION)

THE GRANTOR, JEFFREY D. FELDSTEIN, Trustee of the Feldstein Family Trust dated April 30, 2014, as amended, conveys and warrants to GRANTEE, JEFFREY D. FELDSTEIN, Trustee of the Jeffrey D. Feldstein Trust established pursuant to the terms of the Feldstein Family Trust dated April 30, 2014, as amended, all of his interest in the following described real estate situated in Skamania County, State of Washington:

See attached Exhibit A for full legal description.

SUBJECT TO Easements, Covenants, Conditions and Restrictions of record.

Assessor's Parcel No. 01050500020200, 01050500020200

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

DATED this 18<sup>th</sup> day of June, 2025.

JEFFREY D. FELDSTEIN, Grantor

Skamania County

Real Estate Excise Tax

37813

JUN 24 2025

STATE OF WASHINGTON

PAID

exempt

County of Clark

ss.

Skamania County Treasurer  
M. J. Towse

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

DATED: June 18, 2025

Averie A. Sellers

Notary Public in and for the State of Washington,  
residing at Clark County.

My appointment expires: 7/5/28



EXHIBIT "A"

That portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a 1 inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records;

Thence South  $87^{\circ} 05' 49''$  East, along the South line of the Northwest Quarter of Section 5, for a distance of 1971.28 feet to a  $\frac{1}{2}$  inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y' of Deeds at Page 562, Skamania County Auditor's Records;

Thence North  $03^{\circ} 24' 17''$  East, along the West line of the "Skamania County Tract", a distance of 833.09 feet to the centerline of Canyon Creek County Road and to the True Point of Beginning;

Thence North  $82^{\circ} 20' 55''$  West, along said centerline, 266.00 feet;

Thence North  $07^{\circ} 39' 05''$  East, 250.95 feet;

Thence North  $51^{\circ} 07' 49''$  East, 326.00 feet to the North line of the South half of the Northwest Quarter of Section 5;

Thence South  $87^{\circ} 05' 35''$  East, along said North line, 665.47 feet to the Northeast corner of the South half of the Northwest Quarter of Section 5;

Thence South  $03^{\circ} 24' 17''$  West, along the East line of said South half, 717.61 feet to said centerline;

Thence North  $73^{\circ} 41' 55''$  West, along said centerline, 160.31 feet to a 573.00 foot radius curve to the right;

Thence along said centerline and along said 573.00 foot radius curve to the right, through a central angle of  $13^{\circ} 45' 00''$ , an arc distance of 137.51 feet;

Thence North  $59^{\circ} 56' 55''$  West, along said centerline, 213.57 feet to a 409.30 foot radius curve to the left;

Thence along said centerline and along said 409.30 foot radius curve to the left, through a central angle of  $22^{\circ} 24' 00''$ , an arc distance of 160.02 feet;

Thence North  $82^{\circ} 20' 55''$  West, along said centerline, 30.55 feet to the True Point of Beginning

Skamania County Assessor

Date 6/24/25 Parcel# 1-5-5-202  
(PW) 1-5-5-202-06