

85588

BOOK 74 PAGE 114

PIONEER NATIONAL  
TITLE INSURANCE

ATLICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Philip J. Harder

PO Box 16

98662

REGISTERED

INDEXED-DIR.

IMMEDIATE

ROUTED:

COMPARED

MAILED

STATE OF WASHINGTON	COUNTY OF SKAMANIA RECORDER'S USE
I HEREBY CERTIFY THAT THE WRITING, FILED BY	
<u>Stan C. Tolleca</u>	
OF <u>Attorneys</u> , wa	
AT 112 P.M. <u>January 1979</u>	
WAS RECORDED IN BOOK <u>74</u>	
OF <u>Deeds</u> AT PAGE <u>14</u>	
RECORDS OF SKAMANIA COUNTY, WASH.	
<u>Sgt. Tolke</u> COUNTY AUDITOR	
** <u>E. Mersfeld</u> DEPUTY	

REVENUE STAMPS



4-5-16-1600

FORM L58F

## Statutory Warranty Deed

THE GRANTORS

for and in consideration of Ten Dollars and other valuable consideration  
 to hand paid, conveys and warrants to Philip J. Harder and Melinda J. Harder (Husband & wife)  
 the following described real estate, situated in the County of Skamania  
 Washington:

State of

## PARCEL No. 16:

A portion of Sections 16 and 17, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point that is South 0° 08' 39" East 3041.30 feet (Washington Coord. System South Zone) from the Northwest corner of said Section 16, which point is the Point of Curvature in the centerline of an existing road;

thence following said centerline along the arc of a 400 foot radius curve to the left (incoming tangent of which is North 77° 56' 00" East) for an arc distance of 191.99 feet;

thence North 50° 26' 00" East 268.45 feet;

thence along the arc of a 200 foot radius curve to the left for an arc distance of 180.29 feet;

thence North 1° 13' 00" West 416.32 Feet;

thence along the arc of a 1131.08 foot radius curve to the left for an arc distance of 107.42 feet;

thence leaving said centerline West 461.06 feet to the West line of said Section 16;

thence South 0° 30' 59" West along said West line 515.55 feet to a point South 0° 30' 59" West 2620.82 feet from said Northwest corner of Section 16;

thence South 06° 05' 00" West 168.52 feet;

thence South 12° 00' 00" East 441.71 feet to the centerline of the aforementioned road;

thence North 77° 56' 00" East 110.00 feet to the point of BEGINNING.

Containing 10.05 acres more or less.



PAGE 26  
BOOK 77 PAGE 115

TOGETHER WITH AND SUBJECT TO a 50 foot easement, the center-line of which is described as follows:

BEGINNING at a point in the centerline of State Highway 10, which point is South 11° 22' 40" West (Washington Coord. System South Zone) 4030.75 foot from the Northwest corner of said Section 10;

thence North 40° 43' 00" West 296.10 feet;

thence along the arc of a 200 foot radius curve to the right for an arc distance of 174.29 feet;

thence North 3° 22' 40" West 297.21 feet;

thence along the arc of a 50 foot radius curve to the right for an arc distance of 70.95 feet;

thence North 77° 56' 00" East 1045.34 feet;

thence along the arc of a 400 foot radius curve to the left for an arc distance of 191.99 feet;

thence North 50° 26' 00" East 268.49 feet;

thence along the arc of a 230 foot radius curve to the left for an arc distance of 180.29 feet;

thence North 1° 13' 00" West 416.32 feet;

thence along the arc of a 1131.00 foot radius curve to the left for an arc distance of 107.92 feet.

PAGE

*Unofficial  
Copy*

This deed is given in fulfillment of that certain real estate contract between the parties hereto dated June 19, 1971, and conditions for the conveyance of the above described property and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Executed this day of December, 1971, Rec. No. 760

Dated this 19th day of December, 1971.

to 5437

*Jeraldine J. Medeiros* (SEAL)

*Jerry P. Murphy* (SEAL)

California, Rec'd June 19, 1971  
STATE OF WASHINGON.

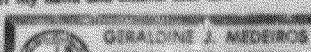
County of Santa Clara, Rec'd June 19, 1971

On this day personally appeared before me Geraldine J. Medeiros

to me known to be the individual so described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th

day of December, 1971



*Geraldine J. Medeiros*  
Notary Public, State of California

85588

Benton 77 PAGE 114

**PIONEER NATIONAL  
TITLE INSURANCE**

A TRUST COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Philip J. Harder	RECORDED
Skamania Co., WA	INDEXED - OR
5562	SEARCHED
	COPIED
	FILED

STATE OF WASHINGTON  
COUNTY OF SKAMANIA 4-25-1977

I HEREBY CERTIFY THAT THE WRITTEN  
Instrument of Transfer, paid by  
John C. Gable's  
or Stevens, W. C.  
AT 110 P. A. Grade 1979  
WAS RECORDED IN BOOK 74  
on Dec 10, 1979 AT PAGE 114  
 RECORDS OF SKAMANIA COUNTY, WASH.  
John C. Gable CO. AUDITOR  
E. W. Madsen DEPUTY

REVENUE STAMPS



A-3-16-1600

FORM LS8P

### Statutory Warranty Deed

**THE GRANTOR:**

In consideration of Ten Dollars and other valuable consideration  
 to have paid, conveys and warrants to Philip J. Harder and Melinda L. Harder (Husband & wife)  
 the following described real estate, situated in the County of Skamania  
 State of Washington:

**PARCEL No. 16:**

A portion of Sections 16 and 17, Township 1 North, Range  
 5 East of the Willamette Meridian, Skamania County, Washington,  
 described as follows:

BEGINNING at a point that is South 0° 08' 39" East 3041.30  
 feet (Washington Coord. System South Zone) from the Northwest  
 corner of said Section 16, which point is the Point of Curvature  
 in the centerline of an existing road;

thence following said centerline along the arc of a 400 foot  
 radius curve to the left (incoming tangent of which is North  
 77° 56' 00" East) for an arc distance of 191.99 feet;

thence North 50° 26' 00" East 268.49 feet;

thence along the arc of a 200 foot radius curve to the left  
 for an arc distance of 180.29 feet;

thence North 1° 13' 00" West 416.52 feet;

thence along the arc of a 1131.08 foot radius curve to the left  
 for an arc distance of 107.92 feet;

thence leaving said centerline West 461.06 feet to the West line  
 of said Section 16;

thence South 0° 30' 59" West along said West line 515.55 feet  
 to a point South 0° 30' 59" West 2620.82 feet from said North-  
 west corner of Section 16;

thence South 06° 05' 00" West 168.52 feet;

thence South 12° 00' 00" East 447.71 feet to the centerline of the  
 aforementioned road;

thence North 77° 56' 00" East 110.00 feet to the point of  
 BEGINNING.

Containing 10.05 acres more or less.



PAGE 26  
BOOK 77 PAGE 115

TOGETHER WITH AND SUBJECT TO a 60 foot easement, the centerline of which is described as follows:

beginning at a point in the centerline of State Highway 14, which point is South 11° 22' 10" West (Washington Coord. System South Zone) 430.75 feet from the Northwest corner of said Section 16;

thence North 40° 43' 00" East 296.10 feet;

thence along the arc of a 200 foot radius curve to the right for an arc distance of 130.38 feet;

thence North 3° 22' 00" West 297.71 feet;

thence along the arc of a 50 foot radius curve to the right for an arc distance of 70.95 feet;

thence North 77° 36' 00" East 1041.34 feet;

thence along the arc of a 400 foot radius curve to the left for an arc distance of 191.99 feet;

thence North 50° 26' 00" East 260.49 feet;

thence along the arc of a 200 foot radius curve to the left for an arc distance of 100.29 feet;

thence North 1° 13' 00" West 416.32 feet;

thence along the arc of a 1131.00 foot radius curve to the left for an arc distance of 107.92 feet.

PAGE TWO

Partial

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 15, 1971, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on June 29, 1971, Rec. No. 760

Bated this 17<sup>th</sup> day of December, 1977

No. 5437  
TRANSMITTER RECORDED BY *Geraldine J. Medeiros* (SEAL)

California, Attn: P. W. *Expo 760* (SEAL)

STATE OF WASHINGTON, *Geraldine J. Medeiros* (SEAL)

County of Santa Clara, *Geraldine J. Medeiros* (SEAL)

On this day personally appeared before me Geraldine J. Medeiros

to me known to be the individual so described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th

day of December, 1977



GERALDINE J. MEDEIROS  
NOTARY PUBLIC, CALIFORNIA  
EXPIRED DECEMBER 1978

Notary Public in and for the State of WASHINGTON, California

AFTER RECORDING MAIL TO:

Philip J. Harder	REGISTERED
PARCEL NO. 1656	INDEXED-DL
SEARCHED	INQUIRIES
SEARCHED	RECORDED
SEARCHED	COMPARED
MAILED	

Sp. C. Little Co  
of Skamania, Wa  
AT 11 A.M. Dec 11, 1978  
WAS RECORDED IN BOOK 74  
OF Deeds AT PAGE 114  
RECORD OF SKAMANIA COUNTY, WASH.  
*J.W. Ladd*  
COUNTY AUDITOR  
*E. Maynard*  
DEPUTY



FORM L.68F

## Statutory Warranty Deed

THE GRANTOR, "Philip J. Harder and Melinda D. Harder, Husband & wife", Principals, do hereby convey and warrant to the grantee,

In consideration of Ten Dollars and other valuable consideration

Deed paid, conveys and warrants to Philip J. Harder and Melinda D. Harder (Husband & wife)

the following described real estate, situated in the County of Skamania

, State of

### PARCEL No. 16:

A portion of Sections 16 and 17, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point that is South 0° 08' 39" East 3041.30 feet (Washington Coord. System South Zone) from the Northwest corner of said Section 16, which point is the Point of Curvature in the centerline of an existing road;

thence following said centerline along the arc of a 400 foot radius curve to the left (incoming tangent of which is North 77° 56' 00" East) for an arc distance of 191.99 feet;

thence North 50° 26' 00" East 268.49 feet;

thence along the arc of a 200 foot radius curve to the left for an arc distance of 180.29 feet;

thence North 10° 23' 00" West 416.32 feet;

thence along the arc of a 1131.08 foot radius curve to the left for an arc distance of 107.92 feet;

thence leaving said centerline West 461.06 feet to the West line of said Section 16;

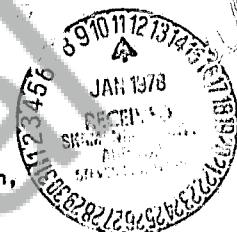
thence South 0° 30' 59" West along said West line 515.55 feet to a point South 0° 30' 59" West 2620.82 feet from said North-west corner of Section 16;

thence South 86° 05' 00" West 168.52 feet;

thence South 12° 00' 00" East 441.71 feet to the centerline of the aforementioned road;

thence North 77° 56' 00" East 110.00 feet to the point of BEGINNING.

Containing 10.05 acres more or less.



1. The above subject land is sold free and clear of all taxes, liens, encumbrances, or as to which the conveyance hereunder creates or creates or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which  
2. The above contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

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BOOK 74 PAGE 115

TOGETHER WITH AND SUBJECT TO a 60 foot basement, the centerline of which is described as follows:

BEGINNING at a point in the centerline of State Highway 14, which point is South 11° 22' 50" West (Washington Coord. System South Zone) 4030.76 feet from the Northeast corner of said Section 16;

thence North 40° 43' 00" East 296.10 feet;

thence along the arc of a 200 foot radius curve to the right for an arc distance of 130.39 feet;

thence North 3° 22' 00" East 297.31 feet;

thence along the arc of a 30 foot radius curve to the right for an arc distance of 70.96 feet;

thence North 77° 56' 00" East 1045.24 feet;

thence along the arc of a 400 foot radius curve to the left for an arc distance of 191.99 feet;

thence North 50° 26' 00" East 260.49 feet;

thence along the arc of a 200 foot radius curve to the left for an arc distance of 180.29 feet;

thence North 1° 13' 00" West 416.32 feet;

thence along the arc of a 1131.00 foot radius curve to the left for an arc distance of 107.92 feet.

and purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- a. Printed general exceptions appearing in said policy form;
- b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (c) shall be deemed defects in seller's title.

50588

Unofficial  
Copy

BOOK 74 PAGE 178

Partial

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 15, 1971, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on June 29, 1971, Rec. No. 760

Dated this 14<sup>th</sup> day of December, 1977

No. 5437

TRANSACTION PRICE \$1,200,000.00 (SEAL)

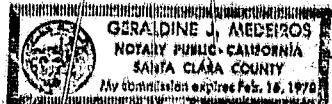
California, County of Santa Clara, (SEAL)  
STATE OF WASHINGTON, (SEAL)

County of Santa Clara, (SEAL)

On this day personally appeared before me Geraldine J. Medeiros

to me known to be the individual so described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of December, 1977



Geraldine J. Medeiros  
Notary Public in and for the State of California  
Inaugured at San Jose, California