

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAMANIA COUNTY

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8 ARTHUR WIEBE and EVELYN WIEBE,)
husband and wife;)
9 PETER J. FUNK and MARTHA D. FUNK,)
husband and wife;)
10 MARVIN E. STEINERT and ADALA N.)
STEINERT, husband and wife; and)
11 CHESTER JOST and CLELA JOST,)
husband and wife, all d/b/a)
12 CHES-MAR CO.;)
13 JONATHAN KNAUPP and MARY)
MARCELINE KNAUPP, husband and)
14 wife;)
15 LEE QUIRING and SUSAN QUIRING,)
husband and wife;)
16 FRESNO PACIFIC COLLEGE, INC.,)
a corporation;)
17 DR. A. W. JANZEN and LAVINA JUNE)
JANZEN, husband and wife;)
18 RICHARD FERNANDES and BRENDA)
FERNANDES, husband and wife;)
19 HANS KASDORF and FRIEDA KASDORF,)
husband and wife;)
20 HERMAN B. KLASSEN and LULU MAE)
KLASSEN, husband and wife;)
21 C. WENDELL BAYLESS and RUBY)
BAYLESS, husband and wife;)
22 JONIE PETERS and SARAH PETERS,)
husband and wife;)
23 WILLARD R. EPPERT and LEONA)
EPPERT, husband and wife;)
24 IRVIN GEORGE NEUFELD and FRIEDA)
NEUFELD, husband and wife;)
25 GARY NACHTIGALL and ARLENE)
NACHTIGALL, husband and wife;)
26 F. GLEN GRAUMAN and RUTH E.)
GRAUMAN, husband and wife;)
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NO. 7513

LIS PENDENS



LIS PENDENS - 1

1 WILBERT REIMER and LUETTA REIMER,)
 2 husband and wife;)
 3 RAY SCHLICHTING, a married man;)
 4 LOUISE FRIESEN, a single person;)
 5 JACK D. ZIMMERMAN and HELEN)
 6 ZIMMERMAN, husband and wife;)
 7 PETE K. TOEWS and IRMA TOEWS,)
 8 husband and wife;)
 9 KATHRYN KLEINSASSER, a single)
 10 person;)
 11 NOAH W. GOLBEK and TINA GOLBEK,)
 12 husband and wife;)
 13 MARTHA BUXMAN, a single person;)
 14 CORNELIA PANKRATZ, a single)
 15 person;)
 16 JAMES HEINRICHS and JOAN)
 17 HEINRICHS, husband and wife;)
 18 ARNOLD NICKEL and LAURA NICKEL,)
 19 husband and wife;)
 20 DONALD JOST and WANITA JOST,)
 21 husband and wife;)
 22 KENNETH W. SCHROLL, JR. and)
 23 JOANNE M. SCHROLL, husband and)
 24 wife;)
 25 DAVE BERGEN and LYDIA BERGEN,)
 26 husband and wife;)
 27 FRANKLIN J. JANZEN and JUDITH R.)
 28 JANZEN, husband and wife;)
 29 SILVIANO DE LA PAZ and AMELIA)
 30 DE LA PAZ, husband and wife;)
 31 MILTON JANZEN and SALLY J.)
 32 JANZEN, husband and wife;)
 IMMANUEL HIGH SCHOOL, a)
 corporation;)
 MENNONITE BRETHREN BIBLICAL)
 SEMINARY, a corporation;)
 JACOB BOLDT, JR. and VI BOLDT,)
 husband and wife;)
 TRUST OF SAMUEL BUXMAN, MARTHA)
 BUXMAN, JOAN HEINRICHS, CAROLYN)
 CONNER, ROBERT BUXMAN and)
 RUTH BUXMAN as Beneficiaries of)
 the Trust;)
 LOUIS D. DE LA PAZ and CAROLINE)
 S. DE LA PAZ, husband and wife;)
 LAVERNE E. RETTIG and DOREEN M.)
 RETTIG, husband and wife;)

2-6-22-1100
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 2-6-23-E-115
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STATE OF WASHINGTON)
 COUNTY OF SNOHOMISH)
 I HEREBY CERTIFY THAT THE WITHIN)
 INSTRUMENT OF)
 HORENSTEIN, WYNNE & HORENSTEIN)
 OF VANCOUVER, WA 98660)
 AT 2:20 P. AUG 28 1984)
 WAS RECORDED)
 DEEDS)
 RECORDS OF)
 J.M. Olson)
 D. News)

JEAN C. WILSON and EVELYN H.
WILSON, husband and wife;
all doing business as
COLUMBIA RIVER ESTATES,

Plaintiffs,

vs.

DALTON REIMER and BEVERLY REIMER,
husband and wife;
STANLEY D. WILSON and NANCY E.
WILSON, husband and wife;
ROGER FRANZ and LAWANA FRANZ,
husband and wife;
DAN BULLER and ANNA BULLER,
husband and wife;
PETER ENNS and SOPHIE ENNS,
husband and wife;
EUGENE ENNS and PHYLISS ENNS,
husband and wife;
GEORGE HILDEBRANDT, a single
person;
NICK ENNS and ROSEMARY ENNS,
husband and wife;
IVAN MAURER and MARJORIE MAURER,
husband and wife;
RENETTA ZIMMERMAN, deceased,
and all unknown heirs or persons
claiming an interest in the
property through her;
JOHN KLEINSASSER, deceased,
and all unknown heirs or persons
claiming an interest in the
property through him;
SAM BUXMAN, deceased,
and all unknown heirs or persons
claiming an interest in the
property through him;
EVA NICKEL, deceased,
and all unknown heirs or persons
claiming an interest in the
property through her;
JOHN E. PANKRATZ, deceased,
and all unknown heirs or persons
claiming an interest in the
property through him;

JOHN SLIVKOFF and MARGARET
SLIVKOFF, husband and wife;
THE STATE OF WASHINGTON; and
all other persons or parties
unknown claiming any right,
title, estate, lien, or interest
in the real estate described
in the Complaint herein,

Defendants.

Notice is hereby given that an action has been instituted and is now pending in the Superior Court of the State of Washington, Skamania County, upon the complaint of Plaintiffs above named, against the above-named Defendants; that the object of this action is to foreclose the Plaintiffs' Real Estate Contract upon the real property located in Skamania County described as follows:


Refer to Exhibit "A", attached hereto and incorporated herein by reference.

and that said action thereby effects title to said property. Plaintiffs above named have filed suit against Defendants above named to quiet title against the same property.

All persons in any manner dealing with the real estate subsequent to the filing hereof will take subject to the rights of the Plaintiffs as established in that action.

DATED this 21st day of August, 1984.

HORENSTEIN, WYNNE, & HORENSTEIN


BARBARA A. JACOBSON
Of Counsel for Plaintiffs
WSBA No. 13770

BOOK 83 PAGE 847

EXHIBIT "A"

EXHIBIT "A"

ORDER NO. 6639

BOOK 83 PAGE 848

EXHIBIT "B"

PARCEL I 2-6-22-1100

A parcel of property in the East half of Section 22, Township 2 North, Range 6 East of the Willamette Meridian in Skamania County, Washington, described as follows:

Beginning at the Northwest corner of the East half of said Section 22; thence South $86^{\circ}48'51''$ East along the North line of said Section 22, 1935 feet, more or less, to the centerline of the East fork of Woodard Creek; thence Southerly along the centerline of said Creek to a point on the South line of said East half of Section 22, which is 1934 feet, more or less, from the Southwest corner of said East half of Section 22; thence North $89^{\circ}21'31''$ West along the South line of said East half of Section 22, 1060 feet, more or less, to the centerline of Woodard Creek; thence Northwesterly along the centerline of Woodard Creek to the West line of the East half of said Section 22; thence North $01^{\circ}34'37''$ East along the West line of said East half 3440 feet, more or less, to the point of beginning.

Together with an easement and right of way for an access road and for utilities 60 feet in width over and across Tract No. 11 of Columbia River Estates, said easement being 30 feet on either side of the following described centerline:

Beginning at the intersection of roads "G" and "A" of Columbia River Estates, recorded under Auditor's File No. 75655 of Skamania County Records, said point being 2142.42 feet North $00^{\circ}36'09''$ East and 470.65 feet South $89^{\circ}23'51''$ East of the Southeast corner of the Northeast quarter of said Section 22; thence North $71^{\circ}48'39''$ West 611.53 feet to the end of road "D", recorded under Auditor's File No. 75655, records of said County; said point being 2327.19 feet North $00^{\circ}36'09''$ East and 112.30 feet North $89^{\circ}23'51''$ West of said Southeast corner of the Northeast quarter of Section 22.

PARCEL II 2-6-22-1100

A parcel of property in the West half of the Southeast quarter of Section 22, Township 2 North, Range 6 East of the Willamette Meridian, in Skamania County, Washington, described as follows:

Beginning at the Southwest corner of said West half of the Southeast quarter of Section 22; thence South $89^{\circ}21'31''$ East along the South line of said West half of the Southeast quarter of Section 22, 875 feet, more or less, to the centerline of Woodard Creek; thence Northwesterly along the centerline of Woodard Creek to the West line of the said West half of the Southeast quarter of Section 22; thence South $01^{\circ}34'37''$ West along the said West line 1900 feet, more or less, to the point of beginning.

PARCEL III 2-6-22-1200

That portion of the East Half of the Southeast Quarter of Section 22, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, which lies Easterly of the Woodard Creek as the channel of said creek runs as of November 1, 1977. EXCEPT any portion thereof designated as Tract 6 of Columbia River Estates.

TOGETHER WITH an easement for ingress and egress over and across roads as delineated and more particularly described on a survey recorded at Page 364 of Book J of Miscellaneous records of Skamania County, Washington, and at Page 358 of Book J of Miscellaneous records of Skamania County, Washington.

PARCEL IV 2-6-23-S-115, 108, 110, 117, 112, 101, 109

Tract Nos. 1, 2, 3, 4, 6, and 12 of COLUMBIA RIVER ESTATES as more particularly shown on a survey thereof recorded at Page 364 of Book J of Miscellaneous records under Auditor's File No. 75656, records of Skamania County, Washington; said real property being a portion of the East Half of the Northeast Quarter of Section 22 and of the West Half of the Northwest Quarter of Section 23, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington.

TOGETHER WITH an easement for ingress and egress over and across roads as delineated and more particularly described on a survey recorded at Page 364, of Book J of Miscellaneous records of Skamania County, Washington and at page 358 of Book J of Miscellaneous records of Skamania County, Washington.

PARCEL V 2-6-23-B-113

Lot 13 of COLUMBIA RIVER ESTATES, as more particularly shown on a survey thereof recorded at Page 364 of Book J of Miscellaneous Records, under Auditor's File No. 75656, records of Skamania County, Washington, EXCEPT that portion described as follows:

BEGINNING at a point 2,142.42 feet North 0° 36' 09" East and 470.65 feet South 89° 23' 51" East of the Southwest corner of the Northwest Quarter of said Section 23, said point being station 0+00 on Road "G" recorded under Auditor's File No. 75655, records of Skamania County, Washington; thence South 81° 09' 57" East along the Southerly line of Lot 13 of Columbia River Estates aforesaid 135.92 feet; thence North 08° 50' 03" East 210 feet; thence North 81° 09' 57" West 319.26 feet, more or less, to the Westerly line of said Lot 13 and the centerline of Road "A" recorded under Auditor's File No. 75655, records of Skamania County, Washington; thence along a 50 foot radius curve to the left, the tangent of which bears South 26° 57' 15" East at this point, 22.23 feet; thence South 52° 25' 53" East 52.75 feet to a 50 foot radius curve to the right; thence along said 50 foot radius curve 21.06 feet; thence South 28° 17' 37" East 156.76 feet to a 50 foot radius curve to the right; thence along said 50 foot radius curve 33.61 feet, more or less, to the point of beginning.

ORDER NUMBER 6639

Exhibit "B" Continued

BOOK 83 PAGE 850

PARCEL VI 2-6-23-B-102

A portion of Tract No. 10 of COLUMBIA RIVER ESTATES, as more particularly shown on a survey thereof recorded at page 364, of Book J of Miscellaneous records under Auditor's File No. 75656, records of Skamania County, Washington; said real property being a portion of the West Half of the Northwest Quarter of Section 23, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northwest corner of Tract 10 as recorded in Book "J" of Miscellaneous records at page 364, records of Skamania County, Washington, said Northwest corner being North $00^{\circ} 36' 09''$ East 1,595.43 feet and South $89^{\circ} 23' 51''$ East 659.33 feet from the Southwest corner of the said Northwest Quarter of Section 23 as measured along said West line of the Northwest Quarter and at a right angle from said West line; thence South $88^{\circ} 54' 00''$ East along the North line of said Tract 10 a distance of 300 feet; thence South $00^{\circ} 36' 09''$ West 327.98 feet to the West line of said Lot 10; thence North $37^{\circ} 54' 33''$ West 248.36 feet to a 202.11 foot radius curve to the left; thence along said 202.11 foot curve 49.75 feet; thence North $52^{\circ} 00' 43''$ West 78.23 feet to a 180.60 foot radius curve to the right; thence along said 180.60 foot radius curve 59.45 feet; thence North $33^{\circ} 08' 56''$ West 13.05 feet to the point of beginning.

ORDER NO. 6639

EXHIBIT "C".

General taxes for the second half of 1984 in the sum of \$65.59, and fire patrol taxes for the second half of 1984 in the sum of \$3.40, which becomes delinquent on October 31, 1984. Tax Account No. 2-6-2900.

General taxes for the second half of 1984 in the sum of \$99.44 and fire patrol taxes for the second half of 1984 in the sum of \$31.05, which becomes delinquent on October 31, 1984. Tax Account No. 2-6-2901.

General taxes for the second half of 1984 in the sum of \$3.59 and fire patrol taxes for the second half of 1984 in the sum of \$3.40, which becomes delinquent on October 31, 1984. Tax Account No. 2-6-23B-115.

General taxes for 1984 have been paid in the sum of \$236.45 and 1984, fire patrol taxes have been paid in the sum of \$6.80. Tax Account No. 2-6-23B-108.

General taxes for the second half of 1984 in the sum of \$87.00 and fire patrol taxes for the second half of 1984 in the sum of \$3.40, which becomes delinquent on October 31, 1984. Tax Account No. 2-6-23B-110.

Delinquent general taxes for 1983 and 1984 in the respective sums of \$158.08 and \$174.00 and interest and delinquent fire patrol taxes for 1983 and 1984 in the respective sums of \$7.16 and \$6.80 and interest. Tax Account No. 2-6-23B-117.

Delinquent general taxes for 1982, 1983 and 1984 in the respective sums of \$26.05, \$57.79 and \$63.61 and interest and delinquent fire patrol taxes for 1982, 1983 and 1984 in the respective sums of \$.46, \$7.16, and \$6.80 and interest. Tax Account No. 2-6-23B-112.

Delinquent general taxes for 1982, 1983 and 1984 in the respective sums of \$47.82, and \$106.09 and \$116.78 and interest and delinquent fire patrol taxes for 1982, 1983 and 1984 in the respective sums of \$1.08 and \$7.16 and \$6.80 and interest. Tax Account No. 2-6-23B-101.

Delinquent general taxes for 1982, 1983 and 1984 in the respective sums of \$129.54 and \$143.68 and \$158.15 and interest and delinquent fire patrol taxes for 1982, 1983 and 1984 in the respective sums of \$2.79 and \$7.16 and \$6.80 and interest. Tax Account No. 2-6-23B-113.

General taxes for the second half of the year 1984, in the sum of \$71.96, reflecting an exemption as allowed under R.C.W. 84.36.381. Tax Account No. 2-6-23B-102.

NOTE: The death of the exempt taxpayer or any sale of the premises during the calendar year 1984 may result in a claim by the Clark County Comptroller for a greater amount of tax to be paid by the purchasers or the heirs than the amount shown above.