

102059

BOOK 102 PAGE 61



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
Philadelphia, Pa. 19103

FILED FOR RECORD AT REQUEST OF

CCT 11996JS

WHEN RECORDED RETURN TO

Name JOHN AND LORRAINE BALDWIN

Address MP 3.20R SKYE ROAD

City, State, Zip WASHOUGAL WA 98671



Registered ☒
Indexed, Dir ☒
Indirect ☒
Filmed ☒
Mailed ☒

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD
BY CLARK COUNTY TITLE

OCT 24 4 25 PM '86

E. Mayfield
GARY H. OLSON

Statutory Warranty Deed

THE GRANTOR ROBERT L. FARRELL AND BETTY J. FARRELL, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JOHN H. BALDWIN AND LORRAINE L. BALDWIN, husband and wife
the following described real estate, situated in the County of SKAMANIA, State of Washington:

That portion of the North Half of the Northeast Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington described as follows:

The West 490 feet of the following tract:

BEGINNING at the Northwest corner of the North Half of the Northeast Quarter of said Section 19; thence South 440 feet; thence East 1480 feet; thence North 440 feet; thence West 1480 feet to the point of beginning.
EXCEPT Public Roads.

SUBJECT TO: An existing deed of trust in favor of Cascade Mortgage and Financial Company as recorded October 14, 1986 under Auditor's File No. 102004, Book 102, page 943 and as assigned to Western Savings and Loan Company under Auditor's File No. 102005, Book 102, page 246. Said deed of trust was executed in the original amount of \$47,150.00, which deed of trust obligation the grantees herein have agreed to assume and to pay according to its terms and conditions.

For additional easements and agreements see Exhibit "B" attached and by this reference made a part hereto.

Dated October 24, 1986

Robert L. Farrell

Betty J. Farrell

11030

REAL ESTATE EXCISE TAX

OCT 27 1986

PAID \$556.40

Shirley G. Palmer, Deputy
CLARK COUNTY RECORDER

STATE OF WASHINGTON }
COUNTY OF Clark } ss.

On this day personally appeared before me
Robert L. Farrell and Betty J. Farrell

to me known to be the individual 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

STATE OF WASHINGTON }
COUNTY OF } ss.

On this day of 19, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that

authorized to execute the said instrument and that the seal

affixed in the corporate seal of said corporation and hand and official seal hereto affixed the day and year first

GIVEN under my hand and official seal this
24th day of October, 1986

Shirley G. Palmer
Notary Public in and for the State of Washington, residing at Vancouver

FORM 3159 (Washington)

MY COMMISSION EXPIRES: 4/11/87



Transaction in compliance with County subdivision ordinances.
Skamania County Assessor - By: X

ORDER NO. 11996

Exhibit "B"

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Purpose: Ingress, egress and utilities
Area affected: 20 feet in width over, under and across
an existing roadway
Disclosed by: Instrument recorded under Recording No.
92267, Book 79, page 572
5. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Adjoining property owners
Dated: December 7, 1981
Recorded: December 14, 1981
Recording No.: 93453, Book 80, page 652
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Public Utility District No. 1 of Skamania
County, WA
Purpose: Electric transmission and distribution line
Area affected: Said premises and other property
Dated: October 31, 1979
Recorded: November 1, 1979
Recording No.: Book 77, page 486
7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Public Utility District No. 1 of Skamania
County, WA
Purpose: Electric transmission and distribution line
Area affected: Said premises and other property
Dated: December 23, 1971
Recorded: December 30, 1971
Recording No.: 78661, Book 68, page 216