

102714

BOOK 104 PAGE 312



FILED FOR RECORD AT REQUEST OF

CCT8875CF

WHEN RECORDED RETURN TO

Name Gary R. Hains and Diane J. Hains

Address

City, State, Zip Sumner, WA

Registered *E*
 Indexed, *W*
 Indirect
 Filmed
 Mailed

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD
 SKAMANIA CO. WASH
 BY CLARK COUNTY TITLE

FEB 24 10 00 AM '87
E. Macford
 AUDITOR
 GARY M. OLSON

Statutory Warranty Deed

THE GRANTOR JAMES E. PETERSON AND DIANE E. PETERSON, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION.

in hand paid, conveys and warrants to GARY R. HAINS AND DIANE J. HAINS, husband and wife.

the following described real estate, situated in the County of SKAMANIA, State of Washington:

LEGAL ATTACHED HERETO AND MADE A PART THEREOF.

SUBJECT TO: Easement and the terms and conditions thereof to N.W. Electric Company per instruments recorded on 8/4/1930 under Auditor's File No. 16804 & 2/20/1941 under Auditor's File No. 29931.

SUBJECT TO: Reservations, and the terms and conditions thereof contained in Deed from Sam & Flora Samson under Auditor's File No. 42813.

SUBJECT TO: Easement and the terms and conditions thereof to State of Washington, State Parks and Recreation Commission for Right of Way for water pipeline recorded July 22, 1953 under Auditor's File No. 45769

11223

REAL ESTATE EXCISE TAX
 FEB 24 1987

PAID 1123.50

John R. Wynne Deputy
 SKAMANIA COUNTY TREASURER

Dated February 23, 1987

James E. Peterson
 James E. Peterson

Diane E. Peterson
 Diane E. Peterson

STATE OF WASHINGTON
 COUNTY OF Clark

STATE OF WASHINGTON
 COUNTY OF

On this day personally appeared before me
 James E. Peterson and Diane E. Peterson
 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.

GIVEN under my hand and official seal this
 day of February, 1987.

Cheryl A. Leach
 Notary Public in and for the State of Wash-
 ington, residing at *Sumner, WA*
 FORM 3159 (Washington)

On this day of 1987
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 an
 to
 res
 the
 at

affixed is the
 Witness
 above written



affixed the day and year first
 of Washington.

ORDER NO. 8875Sk

EXHIBIT "A"

A tract of land in the Southwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at a point 68.5 feet North of the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 26, said point being on the Northerly right of way line of State Road No. 14 as presently constructed and located; thence North along the East line on the Southwest Quarter of the Southeast Quarter of said Section 26, a distance of 425.5 feet; thence North $81^{\circ}13'$ West 1,010 feet, more or less, to a point North $25^{\circ}14'$ East from the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 26; thence South $25^{\circ}14'$ West to the Southwest corner of the Southwest Quarter of the Southeast Quarter of the said Section 26; thence East to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 26; thence North 68.5 feet to the Point of Beginning.

EXCEPT that portion of said land lying within the Spokane, Portland and Seattle Railway Company's Right of Way, as marked and established across said land.

ALSO EXCEPT a tract of land conveyed to the United States of America by instrument recorded May 12, 1942 in Book 29 of Deeds, page 90, records of Skamania County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over and across the existing 30 foot roadway and the Southerly extension thereof, lying Easterly of and adjacent to the Easterly line of Parcel "A" herein described.

EXCEPT that portion of the Southwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as beginning at the quarter section corner on the South line of said Section 26; thence East 360 feet; thence North $48^{\circ}30'$ East 150 feet; thence North $41^{\circ}30'$ West, 180 feet; thence North 59° West 181 feet; thence South 31° West 383 feet to the Point of Beginning.

EXCEPT Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington; thence East 360 feet to the True Point of Beginning, thence North $48^{\circ}30'$ East 100 feet, more or less, thence North 41° West 210 feet, more or less, thence Northeasterly parallel with the North line of State Road No. 14, 200 feet, more or less, thence South 41° East 600 feet, more or less, to the North line of State Road No. 14, lying within the Northeast Quarter of Section 35, Township 2 North, Range 6 East; thence Southwesterly to the Railroad right of way thence Northwesterly to the Point of Beginning.

PARCEL B

That portion of the Northeast Quarter of Section 35, Township 2 North, Range 6 East of the Willamette Meridian, Clark County lying Northerly and Easterly of the Spokane, Portland and Seattle Railway Company's right-of-way, as marked and established across said land.