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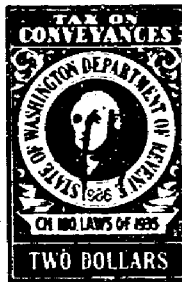
CCT8875CF

WHEN RECORDED RETURN TO

Name James E. Peterson and Diane E. Peterson

Address

City, State, Zip



BOOK 104 PAGE 452

FILED FOR RECORD
SKAMANIA COUNTY
THIS SPACE PROVIDED FOR RECORDER'S USE:
BY CLARK COUNTY TITLE

MAR 5 3 45 PM '87

A. Davis, Dep.
AUDITOR
GARY M. OLSON

Statutory Warranty Deed

THE GRANTOR SAME G. HUFFORD AND IRENE B. HUFFORD, husband and wife

for and in consideration of FULFILLMENT OF CONTRACT DATED APRIL 3, 1980 RECORDED APRIL 8, 1980
IN BOOK 78, Page 91.

in hand paid, conveys and warrants to JAMES E. PETERSON AND DIANE E. PETERSON, 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

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 3, 1980, 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 Sales Tax was paid on this sale on April 8, 1980

, Rec. No. 744

Dated February 24, 1987

Sam G. Hufford

Irene B. Hufford

REAL ESTATE EXCISE TAX

MAR 5 1987

SEE EXCISE 7445

PAID

STATE OF WASHINGTON

COUNTY OF Clark

ss.

On this day personally appeared before me
Sam G. Hufford and Irene B.

Hufford

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

Notary Public in and for the State of Wash-
ington, residing at Battle Ground

FORM 3158 (Washington)

My appointment expires: 2/1/90

STATE OF WASHINGTON

COUNTY OF

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Wash-
ington, 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 is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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

SKAMANIA COUNTY TREASURER
J. R. Winger, Dep.

Registered S

Indexed, Sir S

Indirect S

Filed

MAR 5

2-6-26-4-2400
2-6-35-100

JER 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.