

102804

BOOK 14 PAGE 172

SK-14276

STATUTORY WARRANTY DEED

01-05-16-0-0-0400-00

01-05-16-0-0-0401-00

THE GRANTORS, SIDNEY L. BRYANT and DOROTHY L. BRYANT, husband and wife, for and in consideration of and in fulfillment of real estate contract, convey and warrant to MARK A. LEONARD and GIA H. LEONARD, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Legal description attached and made a part hereof

This deed is given in fulfillment of that certain real estate contract between predecessors in interest of the parties hereto, dated July 15, 1977, 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 encumbrances 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 July 25, 1977, Rec. No. 4922.

This is a replacement for a deed executed August 13, 1984.

DATED this 15th day of September, 1986.

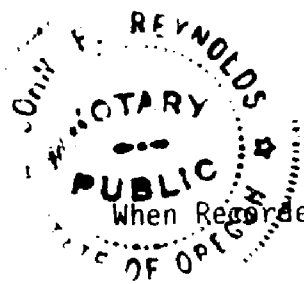
Sidney L. Bryant
SIDNEY L. BRYANT

Dorothy L. Bryant
DOROTHY L. BRYANT

STATE OF OREGON)
 : ss.
County of Multnomah)

On this day personally appeared before me Sidney L. Bryant and Dorothy L. Bryant, to me known to be the individuals 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 15th day of September, 1986.



Gary F. Reynolds
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 04/22/87

FILED FOR RECORD
BY SKAMANIA CO. TITLE

MAR 9 1 47 PM '87

GARY F. REYNOLDS

A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMAHIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS ON THE CENTERLINE OF A ROAD, WHICH POINT IS SOUTH 10° 08' 38" EAST, 2593.28 FEET (WASHINGTON COORDINATE SYSTEM, SOUTH ZONE) FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 01° 13' 00" WEST ALONG SAID CENTERLINE 340.00 FEET; THENCE (LEAVING SAID CENTERLINE) NORTH 88° 05' 15" EAST, 1037.50 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 14; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 370 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH 89° 00' 00" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89° 00' 00" WEST 1308.57 FEET MORE OR LESS TO THE POINT OF BEGINNING;

AND SUBJECT TO

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, 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), 4030.75 FEET FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16; 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 130.38 FEET; THENCE NORTH 3° 22' 00" 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 72° 56' 00" EAST 1045.34 FEET; THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 141.49 FEET; THENCE NORTH 56° 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° 15' 00" WEST 416.32 FEET; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 219.30 FEET; THENCE NORTH 40° 40' 00" EAST 485.71 FEET; THENCE ALONG THE ARC OF A 153.195 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 38.64 FEET; THENCE NORTH 26° 13' 00" EAST 274.54 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 69.41 FEET; THENCE NORTH 6° 20' 00" EAST 242.54 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 77.95 FEET; THENCE NORTH 86° 47' 50" EAST 252.77 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 98.61 FEET; THENCE SOUTH 5° 03' 00" EAST 342.17 FEET TO CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AND THE TERMINUS OF SAID RIGHT-OF-WAY CENTERLINE, SAID POINT BEING SOUTH 40° 12' 44" EAST 2029.73 FROM THE NORTHWEST CORNER OF SAID SECTION 16.



RECORDER'S NOTE: PORTIONS OF THIS DOCUMENT POOR QUALITY FOR FILMING

EXHIBIT A