



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
Philadelphia, Pennsylvania

FILED FOR RECORD AT REQUEST OF

CCT 14543 SK CF

WHEN RECORDED RETURN TO

Name Gary W. Phillips and Susan L. Phillips

Address

City, State, Zip

FILED FOR RECORD
THIS SPACE PROVIDED FOR RECORDER'S USE:

BY CLARK COUNTY TITLE

OCT 22 4 05 PM '87

AUDITOR
GARY M. OLSON

Purchaser's Assignment of Contract and Deed

THE GRANTOR DALE N. HAAKONSTAD AND PHYL Y. HAAKONSTAD, H & W, STEVEN J. HAAKONSTAD AND LINDA K. HAAKONSTAD, H & W and GARY W. PHILLIPS AND SUSAN L. PHILLIPS, husband and wife for value received in hand do es hereby convey and quit claim to

GARY W. PHILLIPS AND SUSAN L. PHILLIPS, husband and wife, the grantee,

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

together with all after acquired title of the grantor(s) therein:

LEGAL ATTACHED HERETO AND MADE A PART THEREOF.

SUBJECT TO: Covenants, conditions, easements and restrictions as listed on Attached Exhibit "B" and made a part hereof.

11607

REAL ESTATE EXCISE TAX

OCT 19 1987

PAID 288.21

SKAMANIA COUNTY TREASURER

and do es hereby assign, transfer and set over to the grantee that certain real estate contract dated the

4th day of May, 19 82 between SIMPSON TRUST, Althea M. Simpson, trustee

as seller and DALE N. HAAKONSTAD AND PHYL Y. HAAKONSTAD, H & W, STEVEN J. HAAKONSTAD AND LINDA K. HAAKONSTAD, H & W and GARY W. PHILLIPS AND SUSAN L. PHILLIPS, husband and wife as purchaser for the sale and purchase of the above described real estate. The grantee s hereby assume and agree to fulfill the conditions of said real estate contract.

Dated this

3rd

day of

OCTOBER

19 87

Gary W. Phillips

Gary W. Phillips

Susan L. Phillips

Susan L. Phillips

STATE OF WASHINGTON,

County of CLARK

ss.

Dale N. Haakonstad

Dale N. Haakonstad

Phyl Y. Haakonstad

Steven J. Haakonstad

Linda K. Haakonstad

On this day personally appeared before me GARY W. PHILLIPS, SUSAN L. PHILLIPS, DALE N. HAAKONSTAD, STEVEN J. HAAKONSTAD, PHYL Y. HAAKONSTAD AND LINDA K. HAAKONSTAD to me known to be the individual s 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

3rd

day of OCTOBER

19 87

FORM 3152 (Washington)

SEP 1, 1989

Kenneth D. Hudellstad

Notary Public in and for the State of Washington

residing at Vancouver

Registered S

Indirect S

Filed

Mailed

ORDER NO. 14543SK

EXHIBIT "A"

A tract of land in Section 36, Township 3 North, Range 8 East and in Section 31, Township 3 North, Range 9, East of the Willamette Meridian, Skamania County, Washington, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North $88^{\circ}26'58''$ West along the North line of the said Findley Donation Land Claim, a distance of the 490 feet, more or less, from a Brass Cap Marking the Northeast corner of said Findley Donation Land Claim; thence North $88^{\circ}26'58''$ West tracing the North line of said Findley Donation Land Claim, a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence Southerly tracing the center line of said Bergen Road, a distance of 1,550 feet, more or less, to a point which is 1,510 feet South of the North line of said Findley Donation Land Claim when measured at right angles thereto; thence South $88^{\circ}26'58''$ East parallel with the North line of said Findley Donation Land Claim, a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964, and recorded May 21, 1964, at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington, thence Northerly along said West line 120 feet, more or less, to the Northwest corner thereof; thence Northeasterly along the North line of said Kidner tract 250 feet, more or less, to a point in the center line of said Collins Creek; thence Northerly tracing said center line upstream, a distance of 1,545 feet, more or less, to the Point of Beginning.

EXCEPT Public Roads.

The following described real property located in Skamania County, State of Washington:

A tract of land in Section 36, Township 3 North, Range 8 East and in Section 31 Township 3 North, Range 9 East of the Willamette Meridian, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North $88^{\circ}26'58''$ West along the North line of the said Findley Donation Land Claim, a distance of 490 feet, more or less, from a brass cap marking the Northeast corner of said Findley Donation Land Claim; thence North $88^{\circ}26'58''$ West tracing the North line of said Findley Donation Land Claim, a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence Southerly tracing the center line of said Bergen Road a distance of 1,550 feet, more or less, to a point which is 1,510 feet South to the North line of the said Findley Donation Land Claim when measured at right angles thereto, said point being the initial point of the tract hereby described; thence South $88^{\circ}26'58''$ East parallel with the North line of said Findley Donation Land Claim a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964 and recorded May 21, 1964 at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington; thence Southerly along said West line 149 feet, thence West 325 feet; thence Parallel to the West line of said Kidner tract South $02^{\circ}30'$ East 600 feet, more or less, to the center line of Primary State Highway No. 8; thence following the center line of said highway Westerly to its intersection with the center line of Bergen Road aforesaid; thence following the center line of Bergen Road in a Northeasterly direction to the initial point.

EXCEPT Public Roads.

CLASSIFICATION OF THE LANDS HEREIN DESCRIBED AS: Timberland

Disclosed by: Skamania County Treasurer Records

And are subject to the provisions of R.C.W. 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increase in assessment rate for present and prior years and liability for additional taxes due thereunder, together with interest thereon.

Encroachment, if any, of a tract of land containing 1.12 acres, more or less, conveyed to the State of Washington for highway purposes by deed dated February 16, 1950 and recorded March 15, 1950, a page 8 of Book 33 of Deeds, under Auditor's File No. 40485, records of Skamania County, Washington.

The flowage easement conveyed to the United States of America by Union Pacific Railroad Company by instrument dated September 10, 1937, recorded in Book 27, page 114, deed records of Skamania County, Washington.

The right of Northwestern Electric Company, its successors and assigns (including Pacific Power & Light Company) to construct, maintain and operate an electric power line and appurtenances thereof upon, over and across said property, which right was granted by instrument dated February 17, 1913.

The right of West Coast Power Company, a corporation, its successors and assigns (including Public Utility District No. 1 of Skamania County Washington) to construct, maintain and operate an electric power transmission line upon and along and across the property hereinbefore described, under and by virtue of an instrument in writing between Oregon-Washington railroad & navigation Company, Union Pacific Railroad Company said West Coast Power Company, dated June 13, 1938, and amendments thereof and supplements thereto.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Power & Light Company, a corporation
Purpose: Electric transmission and distribution line
Area affected: Blanket
Dated: June 22, 1955
Recorded: August 8, 1955
Recording No.: Book 40, page 46

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Northwestern Electric Company, a corporation
Purpose: Electric transmission and distribution line
Area affected: Blanket
Dated: May 8, 1912
Recorded: June 4, 1912
Recording No.: Book N, page 597

RESERVATION OF ALL COAL AND MINERALS, AND THE TERMS AND CONDITIONS THEREOF:

Contained in Deed From: Union Pacific Railroad Company, a Utah corporation
Recorded: November 2, 1949
Recording No.: 40065

RESERVATION OF ALL COAL AND MINERALS, AND THE TERMS AND CONDITIONS THEREOF:

Contained in Deed From: Oregon-Washington Railroad & Navigation Company
Recorded: November 3, 1949
Recording No.: 40047

Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Collin Creek, if it is navigable.

Any question that may arise due to shifting and changing in course of, Collin Creek referred to in the description.