

106542

BOOK 112 PAGE 931

Transamerica
Title Insurance CompanyFILED FOR RECORD
THIS MAP PROVIDED FOR ORDER'S USE:
BY SKAMANIA CO. TITLE

FILED FOR RECORD AT REQUEST OF

FEB 9 12 22 PM '89

AUDITOR
GARY M. OLSON

WHEN RECORDED RETURN TO

Name Richard F. Erb

Address _____

City, State, Zip _____

Statutory Warranty Deed

ROBERT L. HANAWALT, AS TRUSTEE FOR
THE GRANTOR ROBERT L. HANAWALT, D.M.D., P.S. - Profit Sharing
Retirement Trust

for and in consideration of IN FULFILLMENT OF REAL ESTATE CONTRACT

in hand paid, conveys and warrants to RICHARD F. ERB, A Single Man

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

THAT PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5
E.W.M., SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS ON THE CENTERLINE OF A ROAD, WHICH POINT
IS SOUTH 11°28'59" EAST, 2258.01 FEET (WASHINGTON COORDINATE SYSTEM,
SOUTH ZONE) FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION
16; THENCE FOLLOWING SAID CENTERLINE ALONG THE ARC OF A 300.00 FOOT
RADIUS CURVE TO THE RIGHT (THE INCOMING TANGENT OF WHICH IS NORTH 01°
13'00" WEST) FOR AN ARC DISTANCE OF 219.30 FEET; THENCE CONTINUING
ALONG SAID CENTERLINE, NORTH 40°40'00" EAST, 485.71 FEET; THENCE FOL-
LOWING SAID CENTERLINE ALONG THE ARC OF A 153.19 FOOT RADIUS CURVE TO
THE LEFT FOR AN ARC DISTANCE OF 38.63 FEET; THENCE LEAVING SAID CENTER-
LINE, SOUTH 67°58'44" EAST, 1061.23 FEET, MORE OR LESS, TO THE WEST
RIGHT OF WAY LINE OF STATE HIGHWAY 14; THENCE SOUTHWESTERLY ALONG SAID
RIGHT OF WAY LINE, 205 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH
88°05'15" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°05'15" WEST,
1257.60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A 60.00 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 COORDINATE 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 77°56'00" EAST 1045.34 FEET; THENCE ALONG THE ARC OF A 400 FOOT
RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 191.99 FEET; THENCE
NORTH 50°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°13'00" 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 271.54 FEET; THENCE ALONG THE ARC OF A 200 FOOT
RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 67.41 FEET; THENCE
NORTH 6°20'00" EAST 145.54 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS
CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 77.96 FEET; THENCE NORTH 80°
47'00" 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 THE CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AND THE
TERMINUS OF SAID RIGHT OF WAY CENTERLINE, SAID POINT BEING SOUTH 44°12'44"
EAST 2029.73 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 16.

the following legal attached and made a part herein

BOOK 112 PAGE 932

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 4th, 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 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

August 9, 1977

Rec. No. 4975

Dated

November

19 78

ROBERT L. HANAWALT, DMD, PS
Profit Sharing Retirement Trust

STATE OF WASHINGTON }
COUNTY OF Cowlitz } ss.

On this day personally appeared before me

Robert L. Hanawalt, DMD, PS
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
2 day of November, 1978

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

Escrow No. 130258 PF

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 _____

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 _____

Registered \$

Index \$

File \$

Mailed \$