

108416

BOOK 117 PAGE 100

TICOR TITLE INSURANCE
SK-15474

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Sportsman Properties
3811 "H" Street
Vancouver, Wa. 98663

141064
S.L.M.

THIS SPACE RESERVED FOR RECORDER'S USE:
FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

DEC 13 2 35 PM '89

P. Lowmy
ASSISTANT
GARY M. OLSON

FOR SECURITY PURPOSES ONLY

Deed and Seller's Assignment of Real Estate Contract

Form L-64 (4-84)

THE GRANTOR WILLIAM V. BENSON and ICEL J. BENSON, husband and wife
for value received convey and QUIT CLAIM to SPORTSMAN PROPERTIES,
INC., the grantee,

the following described real estate, situated in the County of Skamania
State of Washington including an interest therein which grantor may hereafter acquire:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HERETO AS EXHIBIT "A":

REAL ESTATE EXCISE TAX

DEC 14 1989

PAID *DA*
W. D. Smith
SKAMANIA COUNTY TREASURER

TO SECURE A NOTE OF EVEN DATE HERewith

and do hereby assign, transfer and set over to the grantee that certain real estate contract dated the 11th day of
Dec. 1989 between William V. Benson and Icel J. Benson, husband and wife
as seller and KEN DAVIS and BARBARA J. DAVIS, husband and wife
as purchaser for the sum of FIFTY THOUSAND AND NO/100-----
conditions of said real estate contract and the grantor hereby covenant that there is now unpaid on the principal of said
contract the sum of FIFTY THOUSAND AND NO/100-----

Dated this 11th day of December, 1989

Registered
Indexed *6*
Indirect *6*
Filed *12-15-89*
Mailed

By *William V. Benson by Icel J. Benson* *Icel J. Benson*
William V. Benson by Icel J. Benson Icel J. Benson
as Attorney in Fact

ACKNOWLEDGEMENT BY SELF AND AS ATTORNEY IN FACT

STATE OF WASHINGTON CLARK County ss:
On this 12th day of DECEMBER, A.D. 19 89, before me, the undersigned, a Notary
Public in and for the State of WASHINGTON, duly commissioned
and ICEL BENSON appeared ICEL BENSON
ICEL BENSON, personally known to me (or proved to me on the basis of satisfactory
evidence to be the individual described in and who executed the foregoing instrument for her self and
as attorney in fact of WILLIAM V. BENSON also therein described, and acknowledged to me that
she signed and sealed the same as HER voluntary act and deed and as the
free and voluntary act and deed of the said William V. Benson for the uses and purposes therein mentioned, and
on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the
said WILLIAM V. BENSON is now living.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

My Commission expires: 6/6/93

Sherry A. Newk
Notary Public in and for the State of WASHINGTON
Residing at Battle Ground

Skamania County Assessor
By: *W. D. Smith* Parcel # *2-8-26-160, 1700*
2-8-26-400, 500
2-8-26-2-100, 200

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LEGAL DESCRIPTION

EXHIBIT "A"

THE FOLLOWING DESCRIBED PARCELS SITUATED IN SKAMANIA COUNTY, WASHINGTON:

PARCEL A

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF A LINE 250 FEET DISTANT IN A SOUTHEASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

PARCEL AA

ALL THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING NORTHWESTERLY OF A LINE 250 FEET DISTANT IN A SOUTHEASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

PARCEL B

ALL THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING SOUTHERLY OF A LINE 250 FEET DISTANT IN A SOUTHERLY DIRECTION FROM THE SOUTHERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

PARCEL BB

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING NORTHERLY OF A LINE 250 FEET DISTANT IN SOUTHERLY DIRECTION FROM THE SOUTHERLY BANK OF THE WASHOUGAL RIVER AND SOUTHERLY OF THE CHANNEL OF THE WASHOUGAL RIVER.

PARCEL C

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING EASTERLY OF A LINE 250 FEET DISTANT IN A EASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

PARCEL CC

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING WESTERLY OF A LINE 250 FEET DISTANT IN AN EASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER, AND EASTERLY OF THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER.

TOGETHER WITH A PERPETUAL NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS "A", B, AND C DESCRIBED ABOVE, TO USE FOR ANY AND ALL PURPOSES A ROAD 60 FEET IN WIDTH, AND TO MAINTAIN AND RECONSTRUCT SAID ROAD IN THE WEST HALF OF THE WEST HALF OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, THE CENTERLINE OF SAID ROAD BEING DESCRIBED AS FOLLOWS:

-CONTINUED-

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BEGINNING AT A POINT ON THE SOUTH LINE OF THE TRACT OF LAND CONVEYED TO THE STATE OF WASHINGTON (DEPARTMENT OF FISHERIES), BY DEED DATED JUNE 3, 1954, AND RECORDED JUNE 16, 1954 AT PAGE 185 IN BOOK 38 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, SAID POINT BEING 200 FEET SOUTH AND 850 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH $45^{\circ} 20'$ WEST 290 FEET; THENCE SOUTH $38^{\circ} 50'$ WEST 90 FEET; THENCE SOUTH $9^{\circ} 20'$ EAST 170 FEET; THENCE SOUTH 31° EAST 225 FEET; THENCE SOUTH $15^{\circ} 40'$ WEST 270 FEET; THENCE SOUTH 5° EAST 480 FEET; THENCE SOUTH $20^{\circ} 30'$ WEST 790 FEET; THENCE SOUTH 2° EAST 515 FEET; THENCE SOUTH 5° EAST 1200 FEET; THENCE SOUTH $1^{\circ} 40'$ WEST 870 FEET TO THE END OF THE EXISTING ROAD; AND A PERPETUAL NONEXCLUSIVE EASEMENT TO USE FOR ANY AND ALL PURPOSES A ROAD 60 FEET IN WIDTH, AND TO MAINTAIN AND RECONSTRUCT SAID ROAD, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, THE CENTERLINE OF SAID ROAD BEING DESCRIBED AS FOLLOWS: BEGINNING A A POINT ON THE CENTERLINE OF AN EXISTING COUNTY ROAD, SAID POINT BEING 2450.29 FEET NORTH AND 1116.95 FEET WEST OF THE SOUTHEAST CORNER SAID SECTION 27; THENCE SOUTH $26^{\circ} 57' 20''$ EAST 275.61 FEET; THENCE SOUTH $10^{\circ} 36' 20''$ EAST 166.97 FEET; THENCE SOUTH $36^{\circ} 50'$ WEST 568.35 FEET; THENCE SOUTH 36° EAST 75 FEET; THENCE SOUTH 40° WEST 350 FEET; THENCE SOUTH 250 FEET; THENCE SOUTH 45° WEST 280 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING APPROXIMATELY 250 FEET SOUTHERLY FROM THE MEAN HIGH WATER LINE OF THE WASHOUGAL RIVER.