

## OPTION TO PURCHASE REAL ESTATE

We, ROBERT C. WHITAKER and SUSAN W. WHITAKER, husband and wife, for and in consideration of One Dollar (\$1.00) paid to us by DOUGLAS B. FLUEGEL, a single person, the receipt whereof is hereby acknowledged, do hereby give to him and to his heirs, personal representatives and assigns the privilege of purchasing, on or before May 1, 1991, real estate in Skamania County, Washington, described as:

That portion of the North half of the Southeast quarter of the Northwest quarter, Section 20, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northeast corner North half of the Southeast quarter of the Northwest quarter of said Section 20; thence North  $88^{\circ}52'25''$  West along the North line of said North half of the Southeast quarter of the Northwest quarter 662.00 feet to the true point of beginning; thence continuing North  $88^{\circ}52'25''$  West along the said North line 331.34 feet; thence South  $01^{\circ}23'48''$  West parallel with the East line of said North half of the Southeast quarter of the Northwest quarter a distance of 660 feet; thence South  $88^{\circ}52'25''$  East 331.34 feet; thence North  $01^{\circ}23'48''$  East 660 feet, more or less, to the true point of beginning.

TOGETHER WITH AND SUBJECT TO a 60 foot wide non-exclusive easement for ingress, egress and utilities over and across the following described centerline:

Beginning at the Southwest corner of the North half, of the Southeast quarter of the Northwest quarter of said Section 20; thence South  $88^{\circ}43'34''$  East along the South line of the said North half of the Southeast quarter of the Northwest quarter of said Section 20, 505.15 feet to a 300 foot radius curve to the left; thence along said curve 86.07 feet; thence North  $74^{\circ}50'11''$  East 36.60 feet to a 300 foot radius curve to the right; thence along said curve 64.74 feet; thence North  $87^{\circ}12'02''$  East 52.36 feet to a 200 foot radius curve to the left; thence along said curve 63.35 feet; thence North  $69^{\circ}03'09''$  East 78.53 feet to a 300 foot radius curve to the right; thence along said curve 127.12 feet; thence South  $86^{\circ}40'08''$  East 250.37 feet to a 215 foot radius curve to the left; thence along said curve 133.02 feet; thence North  $57^{\circ}52'57''$  East 12.83 feet more or less to a point 68 feet East of the East line of the said North half of the Southeast quarter of the Northwest quarter of said Section 20 and the end of this easement.

SUBJECT FURTHER to easement for utility purposes to Public Utility District No. 1 of Skamania as set forth in instrument, including terms and covenants thereof, recorded September 15, 1967, under Auditor's Recording No. 69169 in Book 58, at page 72, records of Skamania County, Washington.

for a total cash purchase price of \$22,000.00.

Notice of the exercise of this option may be given by letter addressed to us at MP0.20R Mathews Road, Washougal, WA 98671,

WILMA J. CORNWALL  
TREASURER OF SKAMANIA COUNTY

Registered  
Indexed, Lit.  
Indirect  
Filed 4-27-90  
Mailed

Glenda J. Kimmel, Skamania County Assessor,  
By: DM Parcel # 2-5-20-608 & 610

FILED FOR RECORD  
SKAMANIA COUNTY, WASH  
BY Douglas B. Fluegel  
APR 26 5 39 AM '90  
E. Fluegel

## Option to Purchase Real Estate

Page 2

and we agree to furnish a policy of title insurance, showing good title to the real estate hereinbefore described as soon as procurable after receiving such notice.

When this option is exercised and the purchase price is tendered, we agree to convey the real estate to Douglas B. Fluegel, his heirs or assigns, by warranty deed, reciting a consideration of Twenty-Two Thousand and No/100 Dollars (\$22,000.00), free and clear of all liens or encumbrances other than those of record, except for taxes or assessments levied and assessed for the year 1991.

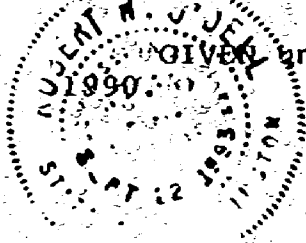
In the event that the privilege of purchase here given is not exercised and the conditions hereof fully performed by Douglas B. Fluegel, his heirs, personal representatives or assigns, on or before May 1, 1991, the privilege shall thereupon wholly cease and the sum of One Dollar (\$1.00) shall be retained by us.

DATED at Camas, Washington this 25 day of April, 1990.

Robert C. Whitaker  
Robert C. Whitaker  
Susan Whitaker  
Susan W. Whitaker

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

On this day personally appeared before me ROBERT C. WHITAKER and SUSAN W. WHITAKER, husband and wife, 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 25 day of April,

Robert C. Whitaker  
Notary Public in and for the State of  
Washington, Residing at Vanouver.  
My appointment expires: 12-31-93.