

BOOK 119 PAGE 6

FILED FOR RECORD
THIS SPACE PROVIDED FOR RECORDER'S USE

BY CLARK COUNTY TITLE

MAY 22 4 33 PM '90

E. Meyer

GARY H. OLSON

STATUTORY WARRANTY DEED

THE GRANTOR ROBERT M. BROWN, a single man

for and in consideration of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **CLACKAMAS SURGICAL ASSOCIATES, INC.**

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

LEGAL ATTACHED HERETO AND MADE A PART THEREOF.

SUBJECT TO: Covenants, conditions and restrictions of record
if any.

13570

Transaction in compliance with County sub-division ordinances.

transaction in compliance with County sub-division ordinances.
Skamania County: 1997-10-25

~~Robert Lee~~
Mann. Director
5/22/90

Dated April 24, 1990
Robert M. Brown
 Robert M. Brown

By _____

By _____

STATE OF WASHINGTON
COUNTY OF Clark

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me _____
Robert M. Brown

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 _____

to me known to be the individual described in _____
the within and foregoing instrument, and acknowledged
_____ *he* _____
signed the same as _____ *his* _____
free and voluntary act and deed, for the uses and purposes therein
expressed.

and _____
to me known to be the _____ President

GIVEN under my hand and official seal this 25th day of July 1964

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.

day of April 1990
Cheryl A. Flack
 Notary Public in and for the State of Washington, residing at 2000 1st Ave. N.E.

and on oath stated that _____
_____ authorized to execute the said instrument

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 *E*
Indexed, Dir *p*
Indirect *p*
Filmed 5-25-90
Serialized

Order No. 21551SK

Exhibit "A"

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside tracts" as surveyed in 1922; thence South $18^{\circ} 24' 15''$ West, 140.31 feet to the Southwest corner of Section 32; thence South $89^{\circ} 06' 40''$ East along the South line of Section 32 for a distance of 1220.32 feet; thence North $00^{\circ} 53' 20''$ East at right angles to said South line 841.30 feet to a 5/8 inch iron rod set at an angle point in the common boundary line between "Brown and Hermens" and the TRUE POINT OF BEGINNING; thence South $12^{\circ} 34' 00''$ East, 147 feet more or less to a 1/2 inch iron rod at the Southeast corner of the "Hermens tract"; thence West along the South line of the "Hermens tract" as described in Book 63 page 396, 41 feet more or less to the Northeast corner of the "Steudler tract" as described in Book 47 page 74, Skamania County Deed Records; thence Southerly along the East line of said "Steudler tract" and the East line of the "Bergman tract" as described in Book 38 page 128, a distance of 334 feet more or less to a point on said East line which is South $89^{\circ} 06' 40''$ East, 1162.25 feet, and North $00^{\circ} 53' 20''$ East, 368.53 feet from the true Southwest corner of Section 32; thence South $89^{\circ} 06' 40''$ East, 243.67 feet; thence North $19^{\circ} 15' 00''$ East, 300.00 feet to a 1/2 inch iron rod; thence North $33^{\circ} 30' 00''$ East, 610.00 feet to a 1/2 inch iron rod; thence North $18^{\circ} 00' 00''$ West 176 feet more or less to the centerline of the Washougal River; thence following said centerline downstream (Southwesterly) 1128 feet more or less to a point which bears South $85^{\circ} 50' 30''$ West from the TRUE POINT OF BEGINNING; thence North $85^{\circ} 50' 30''$ East, 137 feet more or less to a 5/8 inch iron rod; thence North $85^{\circ} 50' 30''$ East, 202.05 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that certain right of way being known as Evergreen Lane, as shown by the plat of Washougal West.

Transaction in compliance with County subdivision ordinances.
Skamania County

Robert M. Brown
Plann. Director
5/22/90

**AFFIDAVIT OF ROBERT M. BROWN,
DONALD L. CLELAND and KEITH D. HOLMES**

STATE OF WASHINGTON)
County of Clark) ss

ROBERT M. BROWN, DONALD L. CLELAND and KEITH D. HOLMES, being first duly sworn, depose and state:

1. Robert M. Brown is the owner of a certain parcel of real estate in Skamania County, State of Washington, described as:

All that portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 32, Township 2 North, Range 5 E.W.M., lying southeasterly of the center of the channel of the Washougal River; EXCEPT those portions thereof acquired by Richard M. Hermens, Gelene A. Steudler, and Arthur M. Bergman.

2. Robert M. Brown intends to convey to Clackamas Surgical Associates, P.C., an Oregon corporation, the following described real estate in Skamania County, State of Washington:

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside Tracts" as surveyed in 1922; thence South 18°24'15" West, 140.31 feet to the Southwest corner of Section 32; thence South 89°06'40" East along the South line of Section 32 for a distance of 1220.32 feet; thence North 00°53'20" East at right angles to said South line 841.30 feet to a 5/8 inch iron rod set at an angle point in the common boundary line between "Brown and Hermens" and the TRUE POINT OF BEGINNING; thence South 12°34'00" East, 147 feet more or less to a 1/2 inch iron rod at the Southeast corner of the "Hermens tract"; thence West along the South line of the "Hermens tract" as described in Book 63 page 396, 41 feet more or less to the Northeast corner of the "Steudler tract" as described in Book 47 page 74, Skamania County Deed records; thence Southerly along the East line of said "Steudler tract" and the East line of the "Bergman tract" as described in Book 38 page 128, a distance of 334 feet more or less to a point on said East line which is South 89°06'40" East, 1162.25 feet, and North 00°53'20" East, 368.53 feet from the true Southwest corner of Section 32; thence South 89°06'40" East, 243.67 feet; thence North 19°15'00" East, 300.00 feet to a 1/2 inch iron rod; thence North 33°30'00" East, 610.00 feet

to a 1/2 inch iron rod; thence North 18°00'00" West 176 feet more or less to the centerline of the Washougal River; thence following said centerline downstream (Southwesterly) 1128 feet more or less to a point which bears South 85°50'30" West from the TRUE POINT OF BEGINNING; thence North 85°50'30" East, 137 feet more or less to a 5/8 inch iron rod; thence North 85°50'30" East, 202.05 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

SUBJECT TO the rights of the public in and to any portion of the above described tract that lies within the 60 foot right-of-way and a 50 foot radius cul-de-sac at the Northerly terminus thereof, said right-of-way being known as "Evergreen Lane" as shown on the subdivision plat of "Washougal West" as recorded in Book "A" of Plats at page 137 in November, 1967.

hereinafter referred to as Parcel A.

3. Parcel A is a part of the real estate described in paragraph 1 hereof.

4. A portion of Parcel A (approximately 3 acres) lies outside the Plat of Washougal West as recorded November 27, 1967 in Book A of Plats at page 137 (approximately 7 acres).

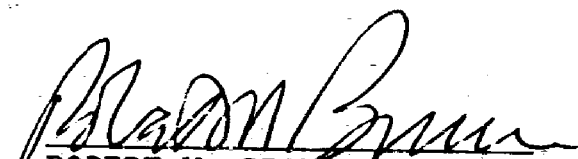
5. It is the intention of Clackamas Surgical Associates, P.C. to incorporate the use of the approximately 3 acres of Parcel A lying outside the Plat of Washougal West with the approximately 7 acres of Parcel A lying inside the Plat of Washougal West.

6. Parcel A constitutes a contiguous area of ten (10) acres.

7. Robert M. Brown, Donald L. Cleland and Keith D. Holmes expressly represent that:

- a. the approximately 3 acres of Parcel A which lies outside the Plat of Washougal West will not be offered for sale as a single parcel unless it complies in all respects with the laws of the State of Washington and all ordinances of the County of Skamania;
- b. the intended conveyance will not cause a loss of access to that certain county road known as Evergreen Lane to any persons presently using said road; and
- c. that the subdivision known as Washougal West will be vacated immediately after the intended conveyance is completed.

Dated this 11th day of May, 1990.


ROBERT M. BROWN

CLACKAMAS SURGICAL ASSOCIATES, P.C.

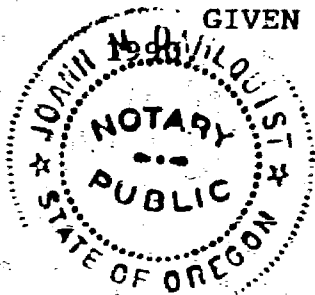
By 
DONALD L. CLELAND, President

By 
KEITH D. HOLMES,

OREGON
STATE OF ~~WASHINGTON~~)
Multnomah) SS
County of ~~Clark~~

On this day personally appeared before me Robert M. Brown to me known to be the individual described in and who executed the within and foregoing Affidavit 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 17th day of May,



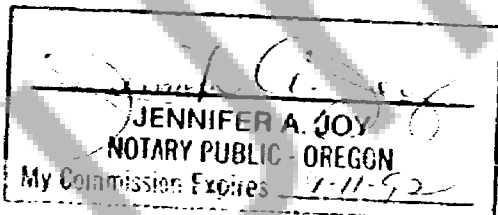
Joann M. Dahlquist
Notary Public in and for the State
of ~~Washington~~, residing at
Portland, Oregon

Commission expires 12-15-90

STATE OF ~~WASHINGTON~~)
Oregon)
County of ~~Clark~~ Clackamas) SS

On this 17th day of May, 1990, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared DONALD L. CLELAND, to me known to be the President of CLACKAMAS SURGICAL ASSOCIATES, P.C., an Oregon corporation, 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 he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



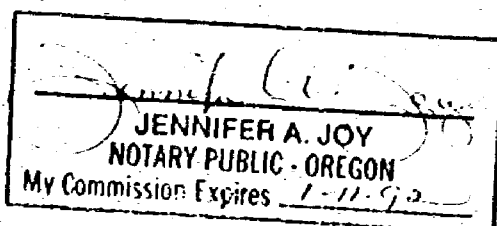
Jennifer A. Joy
Notary Public in and for the
State of Oregon,
residing at Milwaukie, OR

Commission expires: 1-11-92

STATE OF ~~WASHINGTON~~)
Oregon)
County of ~~Clark~~ Clackamas) SS

On this 17th day of May, 1990, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared KEITH D. HOLMES, to me known to be the Secretary of CLACKAMAS SURGICAL ASSOCIATES, P.C., an Oregon corporation, 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 he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Jennifer A. Joy
Notary Public in and for the
State of Oregon,
residing at Milwaukie, OR
Commission expires: 1-11-92