

109831

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REVENUE STAMPS



Filed for Record at Request of

AFTER RECORDING MAIL TO:

Tim M. & Lynn P. Walker  
M. P. 84 L Oregon View Dr.  
Washougal, WA 98671

THIS SPACE RESERVED FOR RECORDING USE

By *James K. Hamilton*

AUG 9 11 24 AM '90

*P. Lowry*

GARTI...

(FULFILLMENT)

## Statutory Warranty Deed

FORM L58F (3-84)  
REAL ESTATE EXCISE TAX

THE GRANTOR James K. Hamilton, D.M.D.

for and in consideration of fulfillment of Real Estate Contract.

in hand paid, conveys and warrants to Tim M. Walker and Lynn P. Perry Walker

the following described real estate, situated in the County of Skamania,  
Washington: LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF:

, State of

That portion of the Northwest Quarter of Section 16, Township 1 North,  
Range 5 East, Willamette Meridian, Skamania County, Washington, Described  
as follows:

Beginning at a 1/2" Iron Pipe at the Northeast corner of said Northwest  
quarter of Section 16; thence South 59°10'00" West, 1185.70 feet; thence  
South 38°58'00" West, 414.10 feet to a 1/2" Iron Rod on the right-of-  
way line of a road; Thence South 53°58'37" West, 45.27 feet to the  
centerline of said road; thence South 80°47'00" West along said centerline  
100 feet; thence leaving said centerline, North 07°00'31" East, 1030.82  
feet to the North line of said Northwest quarter; thence South 87°44'  
32" East along said North line, 1289.08 feet to the point of beginning;  
together with a 60.00 foot easement, 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" 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,  
274.54 feet; thence along the arc of a 200 foot radius curve to the  
left for an arc distance of 69.41 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 Section 16.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated the 22nd day of June, 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 Excise Tax was paid on this sale or stamped exempt on

Rec. No. 4328

Dated this 3rd day of August, 1990

By James K. Hamilton By \_\_\_\_\_

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF WASHINGTON  
COUNTY OF Cowlitz } ss

On this day personally appeared before me  
James K. Hamilton  
to me known to be the individual ~~decedent~~ 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  
3rd day of August, 1990  
Gabon  
Notary Public in and for the State of Washington,  
residing at Kingston, WA  
My appointment expires on July 1992

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 in-  
strument 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 executed 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.

Notary Public in and for the State of Washington, residing at \_\_\_\_\_  
My appointment expires on \_\_\_\_\_

Glenda J. Kimball, Cowlitz County Assessor  
By: GL Date: 7-5-90