

## IN THE SUPERIOR COURT OF WASHINGTON FOR SKAMANIA COUNTY

## Sheriff's Deed to Real Property

FIRST NATIONAL BANK OF OREGON,  
A CORPORATION,

Plaintiff

vs.

BILLY D. LYONS AKA BILL LYONS;  
MARIE SITZMAN, formerly known as  
MARIE LYONS; and J.L. LEDGETT &  
LAVERNE LEDGETT, husband and wife.

Defendant

Cause No. 80-2 02651-1

Judgement Rendered on April 17, 1987

( ) Special Execution &  
Order of Sale Issued

( ) Writ of Execution

Issued September 23, 1988

Date of Sale November 14, 1988

Date of Deed September 7, 1990

I, Raymond Blaisdell, Sheriff of Skamania County, State of Washington, do hereby certify that under and by virtue of the procedure indicated above, issued out of the above entitled Court, in the above entitled action, duly attested, and directed and delivered to me, by which I was commanded to levy upon and sell the right, title and interest of the Defendant in property hereinafter described according to law, and apply the proceeds of such sale to the satisfaction of the judgement in said action, with the interest and costs of suit, I duly levied on and sold at public auction, after due and legal notice, to:

Marie Cobine

who was the highest and best bidder therefor, at such sale, for the sum of:

Eighty-nine thousand three hundred eighty-three and 15/100's.

the real estate, situated in Skamania County, State of Washington, bounded and described on the reverse side hereof, the description of which is incorporated by this reference. I thereupon delivered to said purchaser a certificate of sale as required by law, and the above entitled court in its order made and duly entered, has confirmed said sale.

NOW, therefore, I, Raymond Blaisdell, Sheriff of Skamania County, by virtue of the procedure indicated above and pursuant to the statutes relevant to such procedure, do hereby grant, bargain, sell, convey and confirm:

Marie Cobine

as the purchaser at said sale, or as his successor in interest, or as a redemptioner so hereto entitled, and to his heirs, successors, and assigns forever the real estate the description of which is incorporated above, as fully as I can, may or ought to by virtue of the procedure indicated above, the orders of said Court, and the statutes of this State.

AS EVIDENCE of my so granting and conveying, I hereby set my hand on the date indicated above, at Stevenson, Washington.

STATE OF WASHINGTON

COUNTY OF SKAMANIA

ss.

*Raymond Blaisdell*  
Raymond Blaisdell  
Sheriff, Skamania County

On the

7th

day of

September 1990

, before me personally

appeared

*Raymond Blaisdell*

, known by me to be the Sheriff of Skamania County who executed the within and foregoing instrument, and acknowledged to me that he executed and signed the same as his free and voluntary act and deed, for the uses and purposes and in the capacity therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



*Glenda J. Kimmel*

Notary Public in the State of Washington  
residing in Stevenson, Washington

Glenda J. Kimmel, Skamania County Assessor  
By: *Glenda J. Kimmel* Parcel # 4-2-13-55-0

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Shirley Co. Sheriff*

SEP 27 1 01 PM '90

*E. McFarland*  
AUDITOR  
GARY M. OLSON

# Sheriff's Deed

SHERIFF OF SKAMANIA COUNTY, STATE  
OF WASHINGTON  
TO

Dated

FILED FOR RECORD AT REQUEST OF

on day of 19

at minutes past M.

and recorded in volume of

Page of

Records of State of Washington County

RECORDER OF SAID COUNTY

By Deputy

## LEGAL DESCRIPTION

### PARCEL I

In the County of Skamania, State of Washington: Those portions of the following described tracts in Section 15, Township 4 North, Range 7 East of the Willamette Meridian, lying Southerly and Westerly of the Wind River Highway and Northerly and Easterly of the center of Wind River: The South 163 feet of the South Half of the Southeast Quarter of the Northwest Quarter lying Easterly of the Westerly right of way of the existing 20 foot private access road to El Descanso Al Rio; the Northeast Quarter of the Southwest Quarter. EXCEPT that portion thereof, platted as El Descanso Al Rio, recorded in Book "A" of Plats at page 90, records of Skamania County, Washington. ALSO EXCEPT the following described tract: Beginning at the Northeasterly corner of Lot 5 of El Descanso Al Rio Plat; thence South 57°54' East 24 feet; thence North 36° East 146 feet; thence North 57°54' West 70 feet; thence North 43°54' West 239 feet; thence South 36° West 146 feet; thence South 43°54' West 239 feet; thence South 57°54' East 46 feet to the Point of beginning. The South Half of the Northeast Quarter. EXCEPT the West 20 feet, AND EXCEPT the South 163 feet of said West 20 feet. The Southeast Quarter of the Southwest Quarter. EXCEPT that portion of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter lying Westerly of the Easterly bank of Wind River. EXCEPT Public Roads.

### PARCEL II

The North Half of the Southeast Quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, lying Southerly and Westerly of the Wind River Highway. EXCEPT the property described on the attached Exhibit "B".

1389'7

REAL ESTATE EXCISE TAX

SEP 27 1990

PAID *Exempt*  
*W. Deputy*  
SKAMANIA COUNTY TREASURER

Registered *E*  
Indexed, Gr *f*  
Is Direct *f*  
Filed *92846*  
Mailed

**SON**  
ENGINEERING INC.

BOOK 120 PAGE 7624

*Exempt  
from*

3523000



**LEGAL DESCRIPTION FOR 20 ACRES  
May 18, 1988**

A parcel of property in Section 15, Township 4 North, Range 7 East of the Willamette Meridian in the County of Skamania, State of Washington described as follows:

**BEGINNING** at the intersection of the South right-of-way line of Wind River Highway and the East line of the Southeast quarter of said Section 15;

**THENCE** South along said East line to the Southeast corner of said Section 15;

**THENCE** West along the South line of said Southeast quarter to the Easterly Bank of Wind River;

**THENCE** Northwesterly along said Easterly Bank to the North line of the South half of the South half of the Southeast quarter of the Southeast quarter of said Section 15;

**THENCE** North parallel to the East line of Section 15 300.00 feet;

**THENCE** Northwesterly 500 feet more or less to a point 30.00 feet West of the most Westerly corner of an existing mobile home;

**THENCE** Northerly to the Southerly right-of-way line of Wind River Highway at a direction such that would include 20.00 acres within this described parcel.

**THENCE** Southeasterly along said Southerly right-of-way line to the **POINT OF BEGINNING**;

**CONTAINING 20.00 acres.**

**SUBJECT** to an easement for ingress, egress, and utilities over, under and across any part of the existing road that may cross the above described property.

**TOGETHER** with an easement for ingress, egress, and utilities over, under, and across the existing road providing access to the above described property.

Exhibit B  
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LAND SURVEYORS • ENGINEERS