

140771

BOOK 200 PAGE 447

FILED FOR RECORD
SKAMANIA CO. WASH.
BY CLARK COUNTY TITLE

APR 9 1 04 PM '01
GARY M. OLSON
AUDITOR

RETURN ADDRESS:

Clark County Title Company
1400 Washington Street
Suite 100
Vancouver, WA 98660

Please print or type information

Document Title(s) (or transactions contained therein):

1. Special Power of Attorney
- 2.
- 3.
- 4.

Reference Number(s) of Documents:

Grantor(s) (Last name first, then first name and initials)

1. Christy Ann Ridinger
- 2.
- 3.
- 4.
5. ☐ Additional names on page of document.

Grantee(s) (Last name first, then first name and initials)

1. Colbert H. Cannon
- 2.
- 3.
- 4.
5. ☐ Additional names on page of document.

TRUSTEE:

1.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

A portion of Government Lot 2, Section 34, Township 2 North, Range 6 East, Willamette Meridian, Skamania County, Washington and more particularly described as:

Lot 1 of HAZARD SHORT PLAT NO. 1, as recorded in Book 3 of Short Plats, page 20, Skamania County, Washington, filed November 23, 1981.

EXCEPT that portion conveyed to the Columbia River Gorge National Scenic Area by Deed recorded in Book 111, page 390, records of Skamania County, Washington.

TOGETHER WITH Shorelands of the second class conveyed by the State of Washington fronting and abutting said tract:

AND TOGETHER WITH a private access road 20 feet in width connecting with County Road No. 1016 designated as the Skamania Landing Road.

☐ Additional legal on page of document.

Assessor's Property Tax Parcel/Account Number
02-06-34-0-0-1801

BOOK 206 PAGE 448

NONSTANDARD RECORDING FORM

I am requesting an emergency nonstandard recording for an additional \$50.00 fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

This will be considered an additional page to your document and as such will be charged accordingly.

Signature

Preparer

Cheryl T. Black

Signature

Preparer

BOOK 206 PAGE 449

When recorded return to:

Colbert H. Cannon
P.O. Box 206
Columbia City, OR 97018

**SPECIAL POWER OF ATTORNEY
(SALE)**

I, Christy Ann Ridinger, hereby appoint Colbert H. Cannon as my true and lawful attorney for me and in my name and stead, and for my use and benefit to bargain, sell, contract to convey, or convey any and all right, title and interest in and to the following described real property:
SEE EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

Tax Account Number: 02 06 34 0 0 1801

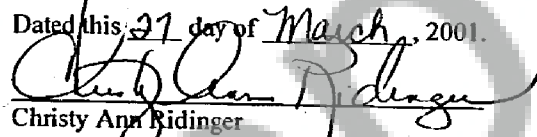
Abbreviated Legal: Lot 1 of Hazard Short Plat No. 1, as recorded in Book 3 Of Short Plants, page 20, Skamania County, filed November 23, 1981.

Together with any personal property located thereon.

Giving and granting unto my said attorney in fact full authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers herein expressly granted with power to do and perform all acts authorized hereby; as fully to all intents and purposes as the Grantor might or could to if personally present.

This Special Power of Attorney will be of no further effect after January 1, 2005.

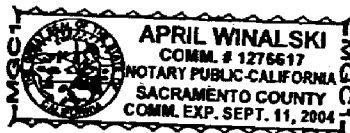
Dated this 27 day of March, 2001.



Christy Ann Ridinger

STATE OF California)
County of Sacramento)

I certify that I know or have satisfactory evidence that Christy Ann Ridinger the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/27/01




Notary Public in and for the State of
Residing at Craigsville
My Commission Expires Sept. 11, 2004

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BOOK 206 PAGE 450

CRGNSA - GIP No. 252

WARRANTY DEED

CHRISTY ANN RIDINGER of Orangevale, California, in her separate estate; COLBERT H. CANNON of Columbia City, Oregon, in his separate estate; MICHAEL G. CANNON of Yuba City, California, in his separate estate; and KATHLEEN E. MCALEY of Scappoose, Oregon, in her separate estate; in equal shares, all as Tenants in Common, Grantors, for and in consideration of TWO HUNDRED SEVENTY THOUSAND DOLLARS (\$270,000), paid by Grantee pursuant to the Columbia River Gorge National Scenic Area Act of November 17, 1986 (P.L. 99-663, 100 Stat. 4274), the receipt of which is hereby acknowledged, does hereby convey and warrant to the UNITED STATES OF AMERICA, Grantee, and its assigns, the following described real property situate in the County of Skamania, State of Washington:

Willamette Meridian

T. 2 N., R. 6 E.,

A portion of government lot 2, sec. 34, T. 2 N., R. 6 E., W.M., Skamania County, Washington, and more particularly described as:

Lot 1 of HAZARD SHORT PLAT NO. 1, as recorded in Book 3 of Short Plats, Page 20, Skamania County, Washington, filed November 23, 1981.

EXCEPT that portion conveyed to the Columbia River Gorge National Scenic Area by Deed recorded in Book 111, Page 390, records of Skamania County, Washington.

TOGETHER WITH shorelands of the second class conveyed by the State of Washington fronting and abutting said tract;

AND TOGETHER WITH a private access road 20 feet in width connecting with County Road No. 1016 designated as the Skamania Landing Road.

Containing 1.3 acres, more or less.

BOOK 266 PAGE 451

CRGNSA - GIP No. 252

SUBJECT TO a perpetual right-of-way easement in favor of Northwestern Electric Company for the purpose of erecting, maintaining, and operating one pole or tower line for electrical transmission line together with the right to cut trees and brush to protect lines from damage signed May 2, 1912, and recorded on June 21, 1912, in Book N, page 615.

The acquiring agency is the Forest Service, U.S. Department of Agriculture.

Dated this _____ day of _____, 2001.

COLBERT H. CANNON
Attorney-in-Fact for CHRISTY ANN RIDINGER

COLBERT H. CANNON

COLBERT H. CANNON
Attorney-in-Fact for MICHAEL G. CANNON

COLBERT H. CANNON
Attorney-in-Fact for KATHLEEN E. MCALEY