

FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE

MAY 31 10 36 AM '95

O. Lawry
AUDITOR
GARY M. OLSON

This Space Reserved For Recorder's Use

Filed for Record at Request of
Clark County Title Company
AFTER RECORDING MAIL TO:

Name Clark County Title Company
Address 1400 Washington St., Suite 100
City, State, Zip Vancouver, WA 98660

Encrow No. 42413CF

ANY OPTIONAL PROVISION NOT INITIALED BY ALL PERSONS SIGNING THIS CONTRACT -- WHETHER INDIVIDUALLY OR AS AN OFFICER OR AGENT -- IS NOT A PART OF THIS CONTRACT.

122443

REAL ESTATE CONTRACT
(RESIDENTIAL SHORT FORM) BOOK 150 PAGE 249

1. PARTIES AND DATE. This Contract is entered into on May 10, 1995
between STEVEN L. BARTON AND JODINE A. BARTON, HUSBAND AND WIFE as "Seller" and
TRENT E. HARVEY, a single man and Jeanne Collins, a single woman as "Buyer."

2. SALE AND LEGAL DESCRIPTION. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller the following described real estate in SKAMANIA CO. County, State of Washington:

LEGAL ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART THEREOF.

17394

REAL ESTATE EXCISE TAX

MAY 31 1995

PAID 471.20

SKAMANIA COUNTY TREASURER

3. PERSONAL PROPERTY. Personal property, if any, included in the sale is as follows:

NONE

No part of the purchase price is attributed to personal property.

A. (a) PRICE. Buyer agrees to pay:
\$ 36,500.00 Total Price
Less (\$ 10,000.00)) Down Payment
Less (\$ 0.00)) Assumed Obligation(s)
Results in \$ 26,500.00 Amount Financed by Seller.

(b) ASSUMED OBLIGATIONS. Buyer agrees to pay the above Assumed Obligation(s) by assuming and agreeing to pay that certain N/A dated N/A recorded at AP# N/A. Seller warrants the unpaid balance of said obligation is \$ N/A which is payable \$ N/A on or before the N/A day of N/A, 19 N/A interest at the rate of N/A % per annum on the declining balance thereof, and a like amount on or before the N/A day of each and every N/A thereafter until paid in full.
Note: Fill in the date in the following two lines only if there is an early cash out date.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN FULL NOT LATER THAN N/A, 19 N/A.

ANY ADDITIONAL ASSUMED OBLIGATIONS ARE INCLUDED IN ADDENDUM

RECEIVED
MAY 31 1995
CLARK COUNTY TITLE
COMPANY

1995-5-31-17394
150-249

(c)

PAYMENT OF AMOUNT FINANCED BY SELLER.

Buyer agrees to pay the sum of \$ 28,500.00 as follows:
\$ 260.00 or more at buyer's option on or before the 30th day of June, 19 95, including interest from MAY 30, 1995
at the rate of 10.0000% per annum on the declining balance thereof; and a like amount or more on or before the 30th day of each and every month thereafter until paid in full.

Note: Fill in the date in the following two lines only if there is an early cash out date.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN FULL NOT LATER THAN May 30, 1996.

Payments are applied first to interest and then to principal. Payments shall be made at Clark County Title-Contract Collections 1400 Washington Street or such other place as the Seller may hereafter indicate in writing.

5. **FAILURE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS.** If Buyer fails to make any payments on assumed obligation(s), Seller may give written notice to Buyer that unless Buyer makes the delinquent payment(s) within fifteen (15) days, Seller will make the payment(s), together with any late charge, additional interest, penalties, and costs assessed by the Holder of the assumed obligation(s). The 15-day period may be shortened to avoid the exercise of any remedy by the holder of the assumed obligation. Buyer shall immediately after such payment by Seller reimburse Seller for the amount of such payment plus a late charge equal to five percent (5%) of the amount so paid plus all costs and attorneys' fees incurred by Seller in connection with making such payment.

6. (a) **OBLIGATIONS TO BE PAID BY SELLER.** The Seller agrees to continue to pay from payments received hereunder the following obligation, which obligation must be paid in full when Buyer pays the purchase price in full: That certain NONE dated _____, recorded as A/E _____.

ANY ADDITIONAL OBLIGATIONS TO BE PAID BY SELLER ARE INCLUDED IN ADDENDUM.

(b) **EQUITY OF SELLER PAID IN FULL.** If the balance owed the Seller on the purchase price herein becomes equal to the balances owed on prior encumbrances being paid by Seller, Buyer will be deemed to have assumed said encumbrances as of that date. Buyer shall thereafter make payments direct to the holders of said encumbrances and make no further payments to Seller. Seller shall at that time deliver to Buyer a fulfillment deed in accordance with the provisions of Paragraph 8.

(c) **FAILURE OF SELLER TO MAKE PAYMENTS ON PRIOR ENCUMBRANCES.** If Seller fails to make any payments on any prior encumbrance, Buyer may give written notice to Seller that unless Seller makes the delinquent payments within 15 days, Buyer will make the payments together with any late charge, additional interest, penalties, and costs assessed by the holder of the prior encumbrance. The 15-day period may be shortened to avoid the exercise of any remedy by the holder of the prior encumbrance. Buyer may deduct the amounts so paid plus a late charge of 5% of the amount so paid and any attorney's fees and costs incurred by Buyer in connection with the delinquency from payments next becoming due Seller on the purchase price. In the event Buyer makes such delinquent payments on three occasions, Buyer shall have the right to make all payments due thereafter direct to the holder of such prior encumbrance and deduct the then balance owing on such prior encumbrance from the then balance owing on the purchase price and reduce periodic payments on the balance due Seller by the payments called for in such prior encumbrance as such payments become due.

7. **OTHER ENCUMBRANCES AGAINST THE PROPERTY.** The property is subject to encumbrances including the following listed tenancies, easements, restrictions and reservations in addition to the obligations assumed by Buyer and the obligations being paid by Seller:

Covenants, conditions, restrictions and easements of record, if any

ANY ADDITIONAL NON-MONETARY ENCUMBRANCES ARE INCLUDED IN ADDENDUM.

8. **FULFILLMENT DEED.** Upon payment of all amounts due Seller, Seller agrees to deliver to Buyer a Statutory Warranty Deed in fulfillment of this Contract. The covenants of warranty in said deed shall not apply to any encumbrances assumed by Buyer or to defects in title arising subsequent to the date of this Contract by, through or under persons other than the Seller herein. Any personal property included in the sale shall be included in the fulfillment deed.

9. **LATE CHARGES.** If any payment on the purchase price is not made within ten (10) days after the date it is due, Buyer agrees to pay a late charge equal to 1% of the amount of such payment. Such late payment charge shall be in addition to all other remedies available to Seller and the first amounts received from Buyer after such late charges are due shall be applied to the late charges.

10. **NO ADVERSE EFFECT ON PRIOR ENCUMBRANCES.** Seller warrants that entry into this Contract will not cause in any prior encumbrance (a) a breach, (b) accelerated payments, or (c) an increased interest rate; unless (a), (b) or (c) has been consented to by Buyer in writing.

11. **POSSESSION.** Buyer is entitled to possession of the property from and after the date of this Contract, or recording _____, 19 _____, whichever is later, subject to any encumbrance described in Paragraph 7.

12. **TAXES, ASSESSMENTS AND UTILITY LIENS.** Buyer agrees to pay by the date due all taxes and assessments becoming a lien against the property after the date of this Contract. Buyer may in good faith contest any such taxes or assessments so long as no forfeiture or sale of the property is threatened as the result of such contest. Buyer agrees to pay when due any utility charges which may become liens superior to Seller's interest under this Contract. If real estate taxes and penalties are assessed against the property subsequent to date of this Contract because of a change in use prior to the date of this Contract for Open Space, Farm, Agricultural or Timber classifications approved by the County or because of a Senior Citizen's Declaration to Defer Property Taxes filed prior to the date of this Contract, Buyer may demand in writing payment of such taxes and penalties within 30 days. If payment is not made, Buyer may pay and deduct the amount thereof plus 3% penalty from the payments next becoming due Seller under the Contract.

13. **INSURANCE.** Buyer agrees to keep all buildings now or hereafter erected on the property described herein continuously insured under fire and extended coverage policies in an amount not less than the balances owed on obligations assumed by Buyer plus the balance due Seller, or full insurable value, whichever is lower. All policies shall be held by the Seller and be in such companies as the Seller may approve and have loss payable first to any holders of underlying encumbrances, then to Seller as their interests may appear and then to Buyer. Buyer may within 30 days after loss negotiate a contract to substantially restore the premises to their condition before the loss. If the insurance proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless the underlying encumbrances provide otherwise. Otherwise the amount collected under any insurance policy shall be applied upon any amounts due hereunder in such order as the Seller shall determine. In the event of forfeiture, all rights of Buyer in insurance policies then in force shall pass to Seller.

14. **NONPAYMENT OF TAXES, INSURANCE AND UTILITIES CONSTITUTING LIENS.** If Buyer fails to pay taxes or assessments, insurance premiums or utility charges constituting liens prior to Seller's interest under this Contract, Seller may pay such liens and Buyer shall forthwith pay Seller the amount thereof plus a late charge of 5% of the amount thereof plus any costs and attorney's fees incurred in connection with making such payment.

15. **CONDITION OF PROPERTY.** Buyer accepts the property in its present condition and acknowledges that Seller, his agents and subagents have made no representation or warranty concerning the physical condition of the property or the uses to which it may be put other than as set forth herein. Buyer agrees to maintain the property in such condition as complies with all applicable laws.

16. **RISK OF LOSS.** Buyer shall bear the risk of loss for destruction or condemnation of the property. Any such loss shall not relieve Buyer from any of Buyer's obligations pursuant to this Contract.

17. **WASTE.** Buyer shall keep the property in good repair and shall not commit or suffer waste or willful damage to or destruction of the property. Buyer shall not remove commercial timber without the written consent of Seller.

18. **AGRICULTURAL USE.** If this property is to be used principally for agricultural purposes, Buyer agrees to conduct farm and livestock operations in accordance with good husbandry practices. In the event a forfeiture action is instituted, Buyer consents to Seller's entry on the premises to take any reasonable action to conserve soil, crops, trees and livestock.

19. **CONDEMNATION.** Seller and buyer may each appear as owners of an interest in the property in any action concerning condemnation of any part of the property. Buyer may within 30 days after condemnation and removal of improvements, negotiate a contract to substantially restore the premises to their condition before the removal. If the condemnation proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless underlying encumbrances provide otherwise. Otherwise, proceeds of the award shall be applied in payment of the balance due on the purchase price, as Seller may direct.

20. **DEFAULT.** If the Buyer fails to observe or perform any term, covenant or condition of this Contract, Seller may:

(a) Suit for Installments. Sue for any delinquent periodic payment; or

(b) Specific Performance. Sue for specific performance of any of Buyer's obligations pursuant to this Contract; or

(c) Forfeit Buyer's Interest. Forfeit this Contract pursuant to Ch. 61.30, RCW, as it is presently enacted and may hereafter be amended. The effect of such forfeiture includes: (i) all right, title and interest in the property of the Buyer and all persons claiming through the Buyer shall be terminated; (ii) the Buyer's rights under the Contract shall be cancelled; (iii) all sums previously paid under the Contract shall belong to and be retained by the Seller or other person to whom paid and entitled thereto; (iv) all improvements made to and unharvested crops on the property shall belong to the Seller; and (v) Buyer shall be required to surrender possession of the property, improvements, and unharvested crops to the Seller 10 days after the forfeiture.

(d) Acceleration of Balance Due. Give Buyer written notice demanding payment of said delinquency and payment of a late charge of 5% of the amount of such delinquent payments and payment of Seller's reasonable attorney's fees and costs incurred for services in preparing and sending such Notice and stating that if payment pursuant to said Notice is not received within thirty (30) days after the date said Notice is either deposited in the mail addressed to the Buyer or personally delivered to the Buyer, the entire balance owing, including interest, will become immediately due and payable. Seller may thereupon institute suit for payment of such balance, interest, late charge and reasonable attorney's fees and costs.

(e) Judicial Foreclosure. Sue to foreclose this contract as a mortgage, in which event Buyer may be liable for a deficiency.

21. **RECEIVER.** If Seller has instituted any proceeding specified in Paragraph 20 and Buyer is receiving rental or other income from the property, Buyer agrees that the appointment of a receiver for the property is necessary to protect Seller's interest.

22. **BUYER'S REMEDY FOR SELLER'S DEFAULT.** If Seller fails to observe or perform any term, covenant or condition of this Contract, Buyer may, after 30 days' written notice to Seller, institute suit for damages or specific performance unless the breaches designated in said notice are cured.

23. **NON-WAIVER.** Failure of either party to insist upon strict performance of the other party's obligations hereunder shall not be construed as a waiver of strict performance thereafter of all of the other party's obligations hereunder and shall not prejudice any remedies as provided herein.

24. **ATTORNEY'S FEES AND COSTS.** In the event of any breach of this Contract, the party responsible for the breach agrees to pay reasonable attorney's fees and costs, including costs of service of notices and title searches, incurred by the other party. The prevailing party in any suit instituted arising out of this Contract and in any forfeiture proceedings arising out of this Contract shall be entitled to receive reasonable attorney's fees and costs incurred in such suit or proceedings.

25. **NOTICES.** Notices shall be either personally served or shall be sent certified mail, return receipt requested and by regular first class mail to Buyer at 4712 E. OBERLIN, PORTLAND, OR 97203

_____, and to Seller at _____

or such other addresses as either party may specify in writing to the other party. Notices shall be deemed given when served or mailed. Notice to Seller shall also be sent to any institution receiving payments on the Contract.

26. **TIME FOR PERFORMANCE.** Time is of the essence in performance of any obligations pursuant to this Contract.

27. **SUCCESSORS AND ASSIGNS.** Subject to any restrictions against assignment, the provisions of this Contract shall be binding on the heirs, successors and assigns of the Seller and the Buyer.

28. **OPTIONAL PROVISION -- SUBSTITUTION AND SECURITY ON PERSONAL PROPERTY.** Buyer may substitute for any personal property specified in Paragraph 3 herein other personal property of like nature which Buyer owns free and clear of any encumbrances. Buyer hereby grants Seller a security interest in all personal property specified in Paragraph 3 and future substitutions for such property and agrees to execute a financing statement under the Uniform Commercial Code reflecting such security interest.

SELLER

INITIALS:

BUYER

29. **OPTIONAL PROVISION -- ALTERATIONS.** Buyer shall not make any substantial alteration to the improvements on the property without the prior written consent of Seller, which consent will not be unreasonably withheld.

SELLER

INITIALS:

BUYER

30. **OPTIONAL PROVISION -- DUE ON SALE.** If Buyer, without written consent of Seller, (a) conveys, (b) sells, (c) leases, (d) assigns, (e) contracts to convey, sell, lease or assign, (f) grants an option to buy the property, (g) permits a foreclosure or foreclosure or trustee or sheriff's sale of any of the Buyer's interest in the property or this Contract, Seller may at any time thereafter either raise the interest rate on the balance of the purchase price or declare the entire balance of the purchase price due and payable. If one or more of the entities comprising the Buyer is a corporation, any transfer or successive transfers in the nature of items (a) through (g) above of 49% or more of the outstanding capital stock shall enable Seller to take the above action. A lease of less than 3 years (including options for renewals), a transfer to a spouse or child of Buyer, a transfer incident to a marriage dissolution or condemnation, and a transfer by inheritance will not enable Seller to take any action pursuant to this Paragraph; provided the transferee other than a condempnor agrees in writing that the provisions of this paragraph apply to any subsequent transaction involving the property entered into by the transferee.

SELLER

INITIALS:

BUYER

31. **OPTIONAL PROVISION -- PRE-PAYMENT PENALTIES ON PRIOR ENCUMBRANCES.** If Buyer elects to make payments in excess of the minimum required payments on the purchase price herein, and Seller, because of such prepayments, incurs prepayment penalties on prior encumbrances, Buyer agrees to forthwith pay Seller the amount of such penalties in addition to payments on the purchase price.

SELLER

INITIALS:

BUYER

32. **OPTIONAL PROVISION - PERIODIC PAYMENTS ON TAXES AND INSURANCE.** In addition to the periodic payments on the purchase price, Buyer agrees to pay Seller such portion of the real estate taxes and assessments and fire insurance premiums as will approximately total the amount due during the current year based on Seller's reasonable estimate.

The payments during the current year shall be \$ _____ per _____. Such "reserve" payments from Buyer shall not accrue interest. Seller shall pay when due all real estate taxes and insurance premiums, if any, and debit the amounts so paid to the reserve account. Buyer and Seller shall adjust the reserve account in April of each year to reflect excess or deficit balances and changed costs. Buyer agrees to bring the reserve account balance to a minimum of \$10 at the time of adjustment.

SELLER

INITIALS:

BUYER

Steven L. Barton

DOES NOT APPLY

33. **ADDENDA.** Any addenda attached hereto are a part of this Contract.

34. **ENTIRE AGREEMENT.** This Contract constitutes the entire agreement of the parties and supercedes all prior agreements and understandings, written or oral. This Contract may be amended only in writing executed by Seller and Buyer.

IN WITNESS WHEREOF the parties have signed and sealed this Contract the day and year first above written.

SELLER

BUYER

STEVEN L. BARTON

JODINE A. BARTON

TRENT E. HARVEY

Joanne Collins

All payments shall be made into a Contract Collection Account with Clark County Title Company, cost for said account shall be paid by buyer

SLB

JA

TEH

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I certify that I know or have satisfactory evidence that JODINE A. BARTON is 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: May 19, 1995

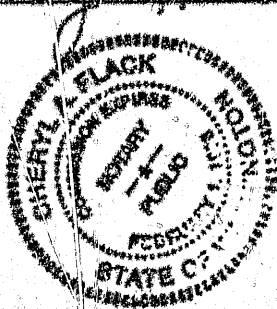


Notary Public State of Texas
My Commission Expires 8/26/96

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that STEVEN L. BARTON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 10, 1995



Notary Public in and for the State of WASHINGTON
Residing at BATTLE GROUND
My appointment expires 2/1/98

A parcel of land located in Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 5/8" iron rod at the Northeast corner of Section 34; thence South $00^{\circ}34'00''$ West 1,314.83 feet to a 5/8" iron rod at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 34; thence $29^{\circ}28'08''$ West 329.27 feet to the Southwest corner of the East half of the East half of the Northeast quarter of the Northeast quarter; thence North $00^{\circ}37'13''$ East along the West line of said East half of the East half of the Northeast quarter of the Northeast quarter, 1,314.08 feet to the Northwest corner thereof; thence South $29^{\circ}27'32''$ East, 327.85 feet to the point of beginning.

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Kielinski & Assoc*

MAY 31 11 10 AM '95

P. Johnson
AUDITOR

GARY M. OLSON

122444

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

STATE OF WASHINGTON)
COUNTY OF *Thurston*) ss.

The undersigned, being first duly sworn, on oath deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated the 4th day of April, 1989 executed by Mel E. Stewart and Verna M. Stewart, husband and wife (the "Agreement"). The Agreement was recorded in the Office of the County Auditor in Skamania County, Washington on March 7, 1995 under Auditor's File No. 121771. The statements set forth in this Affidavit are representations of fact that may be relied upon by all parties dealing with the real estate located in Skamania County, Washington and more fully described on Exhibit "A" attached hereto and made a part hereof.

2. Mel E. Stewart (the "Decedent"), also known as Melbourne Eugene Stewart, was one of the parties to the Agreement and died on February 6, 1995, a resident of Skamania County, Washington.

3. The parties to the Agreement were legally competent at the time of the Agreement and executed no subsequent Wills or agreements that would have the effect of abrogating or nullifying the Agreement.

4. The community property of the parties to the Agreement at the time of the Decedent's death is listed on Exhibit "A" attached hereto.

5. The Decedent left no separate property.

6. All the obligations of the marital community owing at the date of the Decedent's death and all expenses of last illness and for funeral and burial services of the Decedent have been paid in full or will be paid in full within thirty days of the recording of this instrument.

17396

REAL ESTATE EXCISE TAX 17395

MAY 31 1995

PAID *Exempt*
*SW*Affidavit in Support of
Community Property Agreement
Page 1

SKAMANIA COUNTY TREASURER

KIELPINSKI & ASSOCIATES
A PROFESSIONAL SERVICE CORPORATION
ATTORNEYS AT LAW
40 Cascade Avenue Suite 100 P.O. Box 100
Olympia, Washington 98541
Telephone (360) 475-5545
Fax (360) 475-7418Received
by *Dir*
Scried
Filed
Mailed

Copy to Skamania County Auditor
Date *5/24/95* *3-9-25-2-100*
3-7-25-2-119

8. The Decedent was survived by the following persons:

<u>Name and Address</u>	<u>Relationship</u>
Verna M. Stewart Box 237 Yelm WA 98597	Wife
Anita R. Houghton 2.80R Loop Rd. Jtevenson WA 98648	Daughter
Frances Elliott 8822 Thuja S.E. Yelm WA 98597	Stepson
James Elliott P.O. Box 184 Sekiu WA 98381	Stepson
Brenda Morris 5128 222nd St. Mountlake Terrace WA 98043	Stepdaughter

DATED this 1st day of March, 1995.

Verna M. Stewart
Verna M. Stewart

SIGNED AND SWORN to before me this 1st day of March, 1995 by Verna M. Stewart.



Molly A. Morgan
Name Molly A. Morgan
NOTARY PUBLIC in and for
the State of Washington
My commission expires 12-15-97

EXHIBIT "A"

COMMUNITY PROPERTY OF THE PARTIES

I. Real Property in Skamania County WA:

1. Tax Lot 3-7-25-2-100, legally described as "Tract 1" in the attachment hereto.
2. Tax Lot 3-7-25-2-119, legally described as "Tract 2" in the attachment hereto.

II. Uncashed checks payable to Mel Stewart:

	Payor	Date	Amount
1.	Hafford Entpr.	2/9/95	10,782.39
2.	Hafford Entpr.	2/17/95	6,782.90
3.	Robert Warrick	2/6/95	150.00
4.	Robert Warrick	3/1/95	147.46
5.	Robert Warrick	4/4/95	100.00
6.	United Tel	2/27/95	26.01



**MINISTER-GLAESER
SURVEYING INC.**

BOOK 150 PAGE 258

(206) 694-3313
FAX (206) 694-8410
2208 E. EVERGREEN
VANCOUVER, WA 98661

April 18, 1995

LEGAL DESCRIPTION
FOR
MEL STEWART (TRACT 1) TAX PARCEL # 3-7-25-2-100

A parcel of land in the Northwest quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the Northwest corner of the Northeast quarter, of the Northwest quarter of said Section 25;

Thence South along the West line of said Northeast quarter, of the Northwest quarter, a distance of 135.00 feet to the TRUE POINT OF BEGINNING, said point being the Southwest corner of a parcel of land conveyed to C. Skaar as recorded in Book 64 of deeds at page 999;

Thence East along the South line of said parcel to the West line of the Northeast quarter, of the Northeast quarter, of the Northwest quarter of said Section 25;

Thence South along the West line of said Northeast quarter, of the Northeast quarter, of the Northwest quarter a distance of 293.60 feet, said point being the Southwesterly corner of a parcel of land described in a real estate contract as recorded in Book 64 of deeds at page 435;

Thence South 49°32' East, to the Easterly right of way line of Loop Road;

Thence Southerly along the Easterly right of way line of Loop Road to the North line of Southeast quarter of the Northwest quarter of said Section 25;

Thence East along said North line to the Northeast corner of said Southeast quarter of the Northwest quarter;

Thence South along the East line of said Southeast quarter to the Northeast corner of Lot 1 of Short Plat recorded in Book 2 of Short Plats at Page 109;

Thence West along the North line of said Lot 1 to the center of Kanaka Creek;

Thence Northwesterly along the center of Kanaka Creek to a point which is 160.00 feet North, as measured at a right angle, from the North line of said Lot 1;

Thence West, parallel to the North line of said Lot 1, to the West right-of-way line of Loop Road;

Thence Northerly along said right-of-way lines to the North line of a tract of land conveyed to Skamania County Fire Protection District No. 2 by deed recorded in Book 83 of deeds at page 873;

Thence North $89^{\circ}36'00''$ West along the North line of said Skamania County Fire Protection District No. 2 to the Northeast corner of a parcel of land conveyed to R. Wilkie as recorded in Book 52 of deeds at page 59;

Thence North $89^{\circ}36'$ West a distance of 217.30 feet to the Southeast corner of a parcel of land conveyed to H. Larson as recorded in Book 65 of deeds at page 390;

Thence North $01^{\circ}20'30''$ East, a distance of 122.10 feet;

Thence North $76^{\circ}27'30''$ West, a distance of 141.60 feet;

Thence South $13^{\circ}15'$ West a distance of 118.60 feet, said point being the Southwesterly corner of said H. Larson parcel;

Thence North $42^{\circ}21'$ West a distance of 65.37 feet;

Thence North $66^{\circ}02'$ West a distance of 87.21 feet;

Thence North $89^{\circ}00'$ West a distance of 90.74 feet to the Easterly right of way line of View Drive, said point being the Northwest corner of a parcel of land conveyed to W. Dillingham as recorded in Book 57 of deeds at page 68;

Thence Northwesterly along the East line of View Drive to the intersection of said East right of way line with the South line of Lot 6 of Maple Hill Tracts No. 3 as recorded in Volume A of plats at page 144;

Thence East a distance of 22.35 feet to the Southeast corner of said Lot 6;

Thence North a distance of 200.00 feet;

Thence West a distance of 312.00 feet to the Northwest corner of Lot 4 of said Maple Hill Tracts No. 3;

Thence North $22^{\circ}20'11''$ West; a distance of 200.00 feet;

Thence South $68^{\circ}15'$ West a distance of 125.00 feet;

Thence South $06^{\circ}23'41''$ East a distance of 200.00 feet to the Northwest corner of said Lot 4;

Thence South $69^{\circ}50'$ West a distance of 51.48 feet to the Northeast corner of Lot 3 of said Maple Hill Tracts No. 3;

Thence South $69^{\circ}50'$ West a distance of 47.39 feet;

Thence South $24^{\circ}00'$ West a distance of 146.00 feet to the most Northerly corner of Lot 2 of said Maple Hill Tracts No. 3;

Thence South $47^{\circ}08'24''$ West a distance of 80.00 feet;

Thence South $10^{\circ}38'$ West a distance of 68.66 feet to the North right of way line of a 50 foot radius cul-de-sac at the terminus of Maple Hill Road of said Maple Hill Tracts No. 3;

Thence Westerly along the North line of said cul-de-sac to the East line of Lot 3 of the Christensen and Leick Short Plat No. 1 as recorded in Book 2 of Short Plats at page 138;

Thence Northerly along the East line of said Christensen and Leick Short Plat No. 1 to the Northeast corner of Lot 4 of said Short Plat No. 1, said point also being the Southeast corner of Lot 1 of Christensen and Leick Short Plat No. 2 as recorded in Book 2 of Short Plats at page 139;

Thence Northerly along the East line of said Short Plat No. 2 to the South line of the North half of the Northwest quarter, of the Northwest quarter of said Section 25;

Thence East along the South line of the North half of the Northwest quarter, of the Northwest quarter of said Section 25, to the Southwest corner of the North half of the Northwest quarter, of the Northwest quarter of said Section 25;

Thence North along the West line of the Northwest quarter, of the Northeast quarter, of the Northwest quarter of said Section 25 to the TRUE POINT OF BEGINNING.



**MINISTER-GLAESER
SURVEYING INC.**

(206) 694-3313
FAX (206) 694-8410
2208 E. EVERGREEN
VANCOUVER, WA 98661

April 18, 1995

LEGAL DESCRIPTION
FOR
MEL STEWART (TRACT 2) TAX PARCEL # 3-7-25-2-119

Beginning at the Southwest corner of the Northwest quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

Thence East along the South line of said Northwest quarter to the Southeast corner of Lot 1 of Short Plat recorded in Book 3 of Short Plats at Page 137, said point being the TRUE POINT OF BEGINNING;

Thence Northeasterly, along the East line of said Lot 1 to the Southwest corner of Lot 18 of Maple Hill Tracts 3 as recorded in Volume A of Plats at Page 144;

Thence South $75^{\circ}00'$ East a distance of 140.00 feet to the Southwest corner of Lot 17 of said Maple Hill Tracts No. 3;

Thence South $54^{\circ}30'$ East a distance of 156.00 feet to the Southwest corner of Lot 16 of said Maple Hill Tracts No. 3;

Thence North $61^{\circ}15'$ East a distance of 130.00 feet to the Southwest corner of Lot 15 of said Maple Hill Tracts No. 3;

Thence North $54^{\circ}55'$ East a distance of 136.00 feet to the Southeast corner of said Lot 15;

Thence North $00^{\circ}30'$ East a distance of 270.30 feet to the right of way line of Maple Hill Road;

Thence Easterly along the South right of way line of said Maple Hill Road to the Northwest corner of Lot 4 of Maple Hill Tracts No. 2 as recorded in Volume A of plats at page 125;

Thence South $03^{\circ}44'$ West a distance of 166.48 feet to the Northwest corner of Lot 7 of said Maple Hill Tracts No. 2;

Thence South $23^{\circ}57'$ East a distance of 142.76 feet to the Southwest corner of said Lot 7;

Thence Southeasterly to the Northwest corner of Lot 10 of said Maple Hill Tracts No. 2;

Thence South $09^{\circ}10'30''$ East along the West line of said Lot 10 to the North right of way line of Loop Road;

Thence Westerly along the North line of Loop Road to the South line of the Northwest quarter of said Section 25;

Thence West, along the South line of said Northwest quarter to the TRUE POINT OF BEGINNING.