



122488

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Lynn Walker*

SAFECO TITLE INSURANCE COMPANY

BOOK 150 PAGE 373

Filed for Record at Request of

JUN 5 4 30 PM '95

AUDITOR
GARY M. OLSONNAME Tim M. & Lynn WalkerADDRESS MP. 841 Oregon View DrCITY AND STATE Washougal, WA 98671WARRANTY
FULFILLMENT
DEED

THIS SPACE RESERVED FOR RECORDER'S USE

THE GRANTOR : JAMES H. CARRIKER and MARY L. CARRIKER, husband and wife

for and in consideration of IN FULFILLMENT OF REAL ESTATE CONTRACT

in hand paid, conveys and warrants to TIM M. WALKER and LYNN WALKER, Husband and Wife

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

ATTACHED HERETO AS EXHIBIT "A" WHICH BY THIS REFERENCE FORMS A PART HEREOF.

Registered
Indexed, Dir
Indexed
Filed
Noted

SUBJECT TO: Easement for electric power by deed dated November 12, 1930, recorded February 20, 1983, at page 573 of Book "W" of Deeds, records of Skamania County, Washington. Easement for ingress & egress & utilities under instrument recorded under Auditor's # 89376. Minerals reservations pursuant to RCW 79.12.410, 79.36.010 & This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated 79.3.240 19, 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.

Dated JUNE 3, 1983

James H. Carriker
(Individual) James H. Carriker
Mary L. Carriker
(Individual) Mary L. Carriker

REAL ESTATE EXCISE TAX

By JUN 16 1983
PAID 10.00 9279
By SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON,
COUNTY OFSTATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me
James H. Carriker and
Mary L. Carriker
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that they
signed the same as their
free and voluntary act and deed, for the uses and purposes
therein mentioned.

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 instrument to be the free and volun-
tary act and deed of said corporation, for the uses and pur-
poses therein mentioned, and on oath stated that
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.

Notary Public in and for the State of Washington, residing
at

GIVEN under my hand and official seal this
day of June, 1983

Notary Public in and for the State of Washington, residing
at Vancouver

SK 13069
E 7525

EXHIBIT "A"

• • • THAT PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ON THE NORTH LINE OF SAID SECTION 16, WHICH BEARS SOUTH 78° 44' 32" EAST, 654.31 FEET FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 87° 44' 32" EAST ALONG SAID NORTH LINE, 689.68 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 07° 00' 31" WEST 1030.82 FEET TO THE CENTERLINE OF A ROAD; THENCE SOUTH 80° 47' 00" WEST ALONG SAID CENTERLINE, 152.77 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 21° 00' 00" WEST, 1151.28 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY NO. 14, WHICH POINT IS SOUTH 11° 22' 50" WEST, (WASHINGTON COORDINATE SYSTEM, SOUTH ZONE), 46.75 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" WEST 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 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 FROM THE NORTHWEST CORNER OF SAID SECTION 16;