

136019

BOOK 192 PAGE 337

FILED  
SKAMANIA COUNTY  
BY Krielpinski & Woodrich

AUG 17 4 03 PM '99

20359

AFTER RECORDING MAIL TO:

Kielpinski & Woodrich  
P.O. Box 510  
Stevenson WA 98648  
(509) 427-5665

REAL ESTATE EXCISE TAX

20359 GARY T. OLSON

AUG 17 1999

PAID Exempt

SW

SKAMANIA COUNTY TREASURER

Document Title(s) or transactions contained therein:

1. Quit Deed

Grantor(s): [Last name first, then first name and initials]

1. James W. Hoffman
2. Neil H. Haffey

☐ Additional names on page \_\_\_\_ of document

Grantee(s): [Last name first, then first name and initials]

1. James W. Hoffman

☐ Additional names on page \_\_\_\_ of document

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/1/4]

Lot 2 of Hoffman Short Plat/ Sec 33/ Twp 2 North/ Range 5 E.W.M.

☐ Complete legal description is on page \_\_\_\_ of document

Reference Number(s) of Documents Assigned or Released:  
[Bk/Pg/Aud#]

Bk 3/Pg 350/Auditor # 20310

☐ Additional numbers on page \_\_\_\_ of document

Assessor's Property Tax Parcel/Account Number(s):

02 05 33 0 0 1800 00 tca 100

2-5-33-1800  
8-17-99 PHM

☐ Property Tax Parcel ID is not yet assigned



QUIT CLAIM DEED

The Grantors, JAMES W. HOFFMAN, a single man, and NEIL H. HAFTEY, a married man dealing in his separate estate, convey and quit claim to JAMES W. HOFFMAN, a single man, the following described real estate, situated in the County of Skamania, State of Washington, including any after acquired title:

The Remainder Lot of the Hoffman Short Plat, located in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 E.W.M.;

TOGETHER WITH: a perpetual nonexclusive easement forty (40) feet in width under, over, through and across the property described in Exhibit "A", attached hereto and by this reference incorporated herein, located approximately as indicated on Exhibit "B", attached hereto and by this reference incorporated herein, for ingress, egress, access and utilities, the centerline of said easement being the centerline of the existing road located approximately as indicated on Exhibit "B"; and

TOGETHER WITH: a perpetual nonexclusive easement 30' in width under, over, through and across Lot 1 of the Hoffman Short Plat, located in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 E.W.M. located approximately as indicated on Exhibit "B" for ingress, egress, access and utilities.

SUBJECT TO: a perpetual nonexclusive easement 40' in width under, over, through and across Lot 1 of the Hoffman Short Plat, located in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 E.W.M. located approximately as indicated on Exhibit "B" for ingress, egress, access and utilities.

2-5-33-1800

8-11-89 *John*



Dated this 24th day of May, 1999.

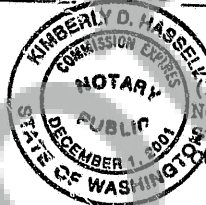
James W Hoffman  
JAMES W. HOFFMAN

Neil H. Haffey  
NEIL H. HAFHEY

STATE OF WASHINGTON )  
County of Skamania ) ss.

I certify that I know or have satisfactory evidence that JAMES W. HOFFMAN is the persons 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 the instrument.

Dated this 24th day of May, 1999.

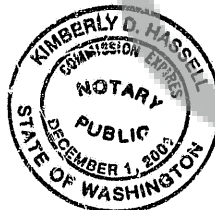


Kimberly Hassell  
(Name) Kimberly Hassell  
Notary Public in and for the  
State of Washington.  
Commission expires: 12/01/01

STATE OF WASHINGTON )  
County of Skamania ) ss.

I certify that I know or have satisfactory evidence that NEIL H. HAFHEY is the persons 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 the instrument.

Dated this 24th day of May, 1999.



Kimberly Hassell  
(Name) Kimberly Hassell  
Notary Public in and for the  
Washington  
Commission expires: 12/01/01



After Recording Mail To:

G. Ferrin Walker  
Hans, Vandenberg, Hartinger & Walker  
Attorneys at Law  
First Interstate Plaza, Suite 2100  
Tacoma, WA 98402-4391



QUIT CLAIM DEED

THE GRANTOR, JENNIE BERGMAN WOOD a/k/a BERGMAN CHRISTMAS WOOD, for and in consideration of love and affection, covenants and quit claims to ROBERT WALTON WOOD, JENNIE BERGMAN WOOD a/k/a BERGMAN CHRISTMAS WOOD, and BERGMAN JOY WOOD, as joint tenants with right of survivorship and not as tenants in common, the following described real estate situated in the County of Skamania, State of Washington, including any interest therein which Grantor may hereafter acquire:

A tract of land located in the West Half of the Northwest Quarter (W1/2 NW1/4) of Section 34, Township 2 North, Range 3 East W.M., more particularly described as follows:

Beginning at a point on the South line of the Northwest Quarter of the Northwest Quarter of the said Section 34 East 200 feet from the Southwest Corner of the Northwest Quarter of the Northwest Quarter of the said Section; thence East along said South line 100 feet, more or less, to intersection with private road known and designated as King's Road; thence in a Northwesterly direction following said King's Road to intersection with the county road known and designated as the Washougal River Road; thence in a Westerly direction following the Washougal River Road to intersection with the West line of the said Section 34; thence South following the West line of the said Section 34 to the center of the channel of the Washougal River; thence in an easterly direction following the center of the channel of the Washougal River to a point 200 feet East of the West line of the said Section 34; thence North parallel to the West line of the said Section 34 to the point of beginning.

SUBJECT TO a right of way 30 feet in width reserved by Maggie Hanlon for access to the Southeast Quarter of the Northwest Quarter of Section 33, Township 2 North, Range 3 East, W.M., by deed dated May 16, 1938, and recorded May 31, 1938, at page 91 of Book 27 of Deeds, Records of Skamania County, Washington.

SUBJECT TO reservations, conditions, and restrictive covenants affecting the premises in the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 3 East, W.M., set forth in deed dated June 6, 1936, and recorded June 24, 1936, at page 446 of Book 27 of Deeds and in deed

RECORDED  
TRANSCRIPTION FILE  
JUN 22 1954

EXHIBIT A



DEED NOTE:  
DEED RECORDED IN BK. 27, PG. 91  
IS A 40' EASEMENT FOR INGRESS-  
EGRESS TO THE SE 1/4 OF THE NE 1/4  
SECTION 33

APPROXIMATE LOCATION OF  
WASHOUGAL RIVER ROAD  
(SHOWN FOR GRAPHIC PURPOSES)

IRON PIPE  
SET IN

S89°20'40"E 1305.41'

APPROXIMATE LOCATION  
OF EASEMENT FOR INGRESS-  
EGRESS RECORDED IN BK. 137,  
PG. 284 (NO WIDTH GIVEN)

LOT

LOT 1

16.8 AC. (APPROX.)

APPROX. LOCATION 30'  
EASEMENT FOR INGRESS-  
EGRESS-UTILITIES FOR  
REMAINDER LOT

IRON PIPE  
SET IN

NOTESITE 1330.07'

NOTESITE 1900'

APPROXIMATE ZONE 'A'  
FEMA FLOOD RATE MAP  
PANEL #330150 0400 B

CALC. POSITION AS  
SHOWN IN S.R. #1

REMARKS DIST

0 100 200 400

SCALE: 1" = 200'

Approximate location of  
40' easement

SEE EASEMENT  
NOTE #1

PROPOSED 40' EASEMENT  
FOR INGRESS-EGRESS-UTILITIES  
FOR LOT 1 AND REMAINDER LOT

EXHIBIT "B"

DEED CALLS C. W. SHOUGAL  
RIVER NOT LOCATED IN  
THIS SURVEY