

136021

BOOK 192 PAGE 346

FILED
ST. CLASH
Kielinski & Woodrich

REAL ESTATE EXCISE TAX

20360

AUG 17 1999

GARY N. NELSON

PAID Exempt

SKAMANIA COUNTY TREASURER

AFTER RECORDING MAIL TO:

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

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. Neil Haffey

☐ Additional names on page ____ of document

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

Lot 1 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 1801 00 tca 100

☐ Property Tax Parcel ID is not yet assigned

2-5-33-1801
8-17-99
FFM
Recorded
Index
Filed
Relied

QUIT CLAIM DEED

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

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.;

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 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".

SUBJECT TO: a perpetual nonexclusive easement 30' in width under, over, through and across said Lot 1 of the Hoffman Short Plat, located 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.

2-5-33-1801

8-17-99

film

Dated this 24th day of May, 1999.

James W Hoffman
JAMES W. HOFFMAN

Neil H. Haffey
NEIL H. HAFLEY

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

After Recording Mail To:

G. Perrin Walker
Hans, Vandenberg, Martinger & Walker
Attorneys at Law
First Interstate Plaza, Suite 2100
Tacoma, WA 98403-4391



QUIT CLAIM DEED

THE GRANTOR, JENNIE BERDEAN WOOD a/k/a BERDEAN CROOKES quit claim to ROBERT WALCOO WOOD, JENNIE BERDEAN WOOD a/k/a BERDEAN CROOKES, and ARTHUR J. 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 (NW 1/4) 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 300 feet from the Southwest Corner of the Northwest Quarter of the Northwest Quarter of the said Section 34; 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 300 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 31, Township 2 North, Range 3 East, W.M., by deed dated May 26, 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 Southeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 3 East, W.M., set forth in deed dated June 6, 1938, and recorded June 24, 1938, at page 44 of Book 27 of Deeds and in deed

RECORDED
TRANSCRIPTION INDEX
JUN 24 1938
A-2200-1-1-1-1

EXHIBIT A

AGENT 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'

652.70'

APPROXIMATE LOCATION
OF EASEMENT FOR INGRESS-
EGRESS RECORDED IN BK. 137,
PG. 25 (NO WIDTH GIVEN)

LOT

LOT 1
14.8 AC. (APPROX.)

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

IRON OF
SCALED
MAP

NOTESITE 1330.07'

NOTESITE 1900'

APPROXIMATE ZONE 'A'
FEMA FLOOD RATE MAP
PANEL #530160 0400 B

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

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

Approximate location of
40' easement

SEE EASEMENT
NOTE #1

NOTESITE 245.70'

NOTESITE 700.00'

200.00'

S89°20'40"W

825.83'

EXHIBIT "B"

DEED CALLS 6 WASHOUGAL
RIVER NOT LOCATED IN
THIS SURVEY

SEASONS 2015



SCALE: 1" = 200'