

STATUTORY WARRANTY DEED

THE GRANTORS, PETER J. FUNK, J. D. ZIMMERMAN, DONALD JOST, JONIE PETERS, ARNOLD BAKER, H. B. KLASSEN, acting on behalf of various partners doing business as COLUMBIA RIVER ESTATES, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, convey and warrant to EDWARD R. WILLARD and SANDRA K. WILLARD, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Portions of Tract No. 10 of COLUMBIA RIVER ESTATES as more particularly shown on a survey thereof recorded at page 364 of Book J of Miscellaneous Records under Auditor's File No. 75656, Records of Skamania County, Washington; said real property being a portion of the West Half of the Northwest Quarter (NW $\frac{1}{4}$) of Section 23, Township 2 North, Range 6 E. W. M., and more particularly described as follows:

PARCEL NO. B

Beginning at the northwest corner of the said Tract No. 10, said northwest corner being north 00° 36' 09" east 1,595.43 feet and south 89° 23' 51" east 659.33 feet from the southwest corner of the said NW $\frac{1}{4}$ of Section 23 as measured along the said west line of the NW $\frac{1}{4}$ and at a right angle from said west line; thence south 88° 54' 00" east along the north line of said Tract No. 10 300 feet to the true point of beginning; thence south 00° 36' 09" west 327.98 feet to the west line of said Tract No. 10; thence south 37° 54' 33" east 67.63 feet to a 50.37 foot radius curve to the right; thence along said 50.37 foot radius curve 21.94 feet; thence south 88° 54' 00" east 291 feet, more or less, to the east line of the said NW $\frac{1}{4}$ of Section 23; thence north along said east line 400 feet, more or less, to a point on the north line of said Tract No. 10 which bears south 88° 54' 00" east of the true point of beginning; thence north 88° 54' 00" west 343 feet, more or less, to the true point of beginning.

PARCEL NO. C

Beginning at the northwest corner of the said Tract No. 10, said northwest corner being north 00° 36' 09" east 1,595.43 feet and south 89° 23' 51" east 659.33 feet from the southwest corner of the said NW $\frac{1}{4}$ of Section 23 as measured along the said west line of the NW $\frac{1}{4}$ and at a right angle from said west line; thence south 88° 54' 00" east along the north line of said Tract No. 10 300 feet; thence south 00° 36' 09" west 327.98 feet to the west line of said Tract No. 10; thence south 37° 54' 33" east 67.63 feet to a 50.37 foot radius curve to the right; thence along said 50.37 foot radius curve 21.94 feet to the true point of beginning; thence continuing along said 50.37 foot radius curve 89.32 feet to a 112.85 foot radius curve to the left; thence along said 112.85 foot radius curve 238.58 feet; thence south 32° 28' 16" east 146.78 feet; thence south 88° 54' 00" east 348 feet, more or less, to the east line of the said NW $\frac{1}{4}$ of Section 23; thence north along said east line 360 feet, more or less, to a point which bears south 88° 54' 00" east of the true point of beginning; thence north 88° 54' 00" west 291 feet, more or less, to the true point of beginning.

- continued -



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PARCEL NO. D

Beginning at the northwest corner of said Tract No. 10; said northwest corner being north $00^{\circ} 36' 09''$ east 1,595.43 feet and south $89^{\circ} 23' 51''$ east 659.33 feet from the southwest corner of the said NW $\frac{1}{4}$ of Section 23 as measured along the said west line of the NW $\frac{1}{4}$ and at a right angle from said west line; thence south $88^{\circ} 54' 00''$ east along the north line of said Tract No. 10 300 feet; thence south $00^{\circ} 36' 09''$ west 327.98 feet to the west line of said Tract No. 10; thence south $37^{\circ} 54' 33''$ east 67.63 feet to a 50.37 foot radius curve to the right; thence along said 50.37 foot radius curve 111.25 feet to a 112.85 foot radius curve to the left; thence along said 112.85 foot radius curve 218.58 feet; thence south $32^{\circ} 28' 16''$ east 146.78 feet to the true point of beginning; thence continuing south $32^{\circ} 28' 16''$ east 45.64 feet to a 40.45 foot radius curve to the right; thence along said 40.45 foot radius curve 177.07 feet; thence south $07^{\circ} 11' 57''$ east 41.51 feet to a 206.28 foot radius curve to the left; thence along said 206.28 foot radius curve 116.78 feet; thence south $39^{\circ} 38' 04''$ east 121.56 feet to a 218.57 foot radius curve to the right; thence along said 218.57 foot radius curve 153.38 feet; thence south $00^{\circ} 34' 22''$ west 62.98 feet to a 50 foot radius curve to the left; thence along said 50 foot radius curve 19.58 feet; thence south $21^{\circ} 51' 47''$ east 194 feet, more or less, to the south line of said W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 23; thence east to the east line of said W $\frac{1}{2}$; thence north along said east line 841 feet, more or less, to a point which bears south $88^{\circ} 54' 00''$ east of the true point of beginning; thence north $88^{\circ} 54' 00''$ west 348 feet, more or less, to the true point of beginning;

SUBJECT TO easements of record.
partial

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 1, 1973, 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 purchasers 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.

Real Estate Sales Tax was paid on this sale on April 25, 1973, Receipt No. 1879.

DATED this _____ day of February, 1974.

PETER A. FUNK
PETER A. FUNK

DONALD JOST
DONALD JOST

ARNOLD NICKEL
ARNOLD NICKEL

J. D. ZIMMERMAN
J. D. ZIMMERMAN

JOHNIE PETERS
JOHNIE PETERS

H. B. KLASSEN
H. B. KLASSEN

NO. _____
TRANSACTION EXCISE TAX

MAY 3 1974

Amount Paid \$1879

By Donald J. Jost
Stanmar County Treasurer

By Donald J. Jost DPT - continued -

My Co

1717 So. O

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STATE OF CALIFORNIA

County of

ss.

On this day personally appeared before me PETER J. FUNK, J. D. ZIMMERMAN, DONALD JOST, JONIE PETERS, ARNOLD NICKEL and H. B. KLASSEN, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of February, 1974.

Notary Public in and for the State of California, residing at:

STATE OF CALIFORNIA
County of Fresno

ss.



OFFICIAL SEAL
KATHRYN FRIESEN
Notary Public, California
Principal Office in
Fresno County

My Com. Expires Apr. 20, 1975

On this 27th day of March in the year one thousand nine hundred and Seventy-Four before me, Kathryn Friesen a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Peter J. Funk, Donald J. Jost, J. D. Zimmerman, Jonie Peters and H. B. Klassen

known to me to be the persons described in, whose names are subscribed to and who executed the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County, the day and year in this Certificate first above written.

Kathryn Friesen
Notary Public in and for said County and State

GENERAL ACKNOWLEDGMENT - Shelburne's Fresno - 570

STATE OF CALIFORNIA
County of Fresno

ss.

On this 2nd day of April in the year one thousand nine hundred and Seventy-Four before me, Olive Hiebert a Notary Public in and for said County and state residing therein, duly commissioned and sworn, personally appeared Arnold Nickel

known to me to be the person described in, whose name is he and who executed the within instrument, and acknowledged that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County, the day and year in this Certificate first above written.

CENTRAL VALLEY OFFICE EQUIP.
1234 BROADWAY
GENERAL ACKNOWLEDGEMENT

Olive Hiebert
Notary Public in and for said County and State



OFFICIAL SEAL
OLIVE HIEBERT
NOTARY PUBLIC - CALIFORNIA
FRESNO COUNTY
My Commission Expires July 30, 1975

1717 So. Chestnut Ave., Fresno, Calif. 93702