

SEARCHED INDEXED
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ATRC 1980

Filed for Record at Request of

ROBERT HOUSE & CO.
ATTORNEYS AT LAW, P.C.
111 NORTH TACOMA ST.
SEATTLE, WASHINGTON 98101

THIS SPACE RESERVED FOR RECORDER'S USE
STATE OF WASHINGTON |
COUNTY OF SKAMANIA |

I HEREBY CERTIFY THAT THE INSTRUMENT
INSTRUMENT OF WRITING, FILED BY

Sylvanus R. Radice
Robert S. Linton Jr.

At 10 a.m. Nov 15, 1978

WAS RECORDED IN BOOK 67
OF Deed At PAGE 180

RECORDS OF SKAMANIA COUNTY, WASH.

Sylvanus R. Radice
COUNTY AUDITOR

REGISTERED	✓
INDEXED	✓
SEARCHED	✓
RECORDED	✓
COMPARED	
MAILED	

RECORDED

FORM L-56-2

Quit Claim Deed

78414

THE CREDITOR ROGER R. RICHERT, in his capacity as Executor of the Estate of Mary Anne Richert, deceased,

for and in consideration of ** Partial distribution of estate **

convey and quit claim to ROGER R. RICHERT, as his separate estate,

the following described real estate, situated in the County of SKAMANIA

State of Washington including any interest therein which creditor may hereafter acquire:

COLUMBIA RIVER PARK AREA - 1423 Acres

- Legal Description -

The following described real property located in Skamania County, State of Washington for PARCEL NO. 1

The Northwest Quarter (NW-1/4) the West Half of the Northeast Quarter (NE-1/4) and Government Lots 1, 2 and 3; all in Section 1, Township 1 North, Range 5 E. W. M.

EXCEPT that portion thereof lying easterly of the following described line: Beginning at a point on the north line of the NW-1/4 described line; bearing east 90 degrees from the quarter post on the north line of said section; thence in a due easterly direction keeping the center of the canyon to its south and easterly; on the SW-1/4 course to the Cascade Road; thence following the Cascade Road westerly 13 rods and 15 links; thence in a direct line to the Columbia River taking a hollow ash stump in the line;

NOTE: (Hollow ash stump is missing)

AND EXCEPT the following described tract in Government Lots 2 and 3 of said Section 1; all that portion of the following described tract lying south of the center of Primary State Highway No. 8; Beginning at a point 1,320 feet east and 914 feet south of the quarter corner on the west line of said Section 6; thence north 51° 15' east 120.3 ft.; thence north 71° 09' east 161.7 feet; thence north 52° 40' east 863.6 feet; thence east 155.6 feet; thence north 62° 05' east 227.8 feet; thence south 24° 45' east 228.3 feet; thence south 13° 40' east 435 feet to the meander line of the Columbia River; thence westerly along said meander line to a point south of the point of beginning; thence north 498 feet to the point of beginning;

AND EXCEPT right of way for Primary State Highway No. 8 and the right of way of the Spokane, Portland and Seattle Railway Company.

PARCEL NO. 2

The North Half of the Northeast Quarter (N-1/2 NE-1/4) of Section 1, Township 1 North, Range 5 E. W. M.

The East Half of the Southeast Quarter (E-1/2 SE-1/4) of Section 36, Township 2 North, Range 5 E. W. M.

The South Half of the Southwest Quarter (S-1/2 SW-1/4) of Section 28, Township 2 North, Range 6 E. W. M., EXCEPT that portion thereof lying easterly of the county road.

The Southeast Quarter of the Northwest Quarter (SE-1/4 NW-1/4); the North Half of the Northeast Quarter of the Southeast Quarter (N-1/2 NE-1/4 SE-1/4); the Southeast Quarter of the Southwest Quarter (S-1/2 SW-1/4); the West Half of the Southwest Quarter (W-1/2 SW-1/4); and the East Half of the Southwest Quarter (E-1/2 SW-1/4); all in Section 29, Township 2 North, Range 6 E. W. M.;

The North Half of the Northeast Quarter (N-1/2 NE-1/4), the Southwest Quarter of the Northeast Quarter (SW-1/4 NE-1/4); the Northeast Quarter of the Northwest Quarter (NE-1/4 NW-1/4); the West Half of the Northwest Quarter (W-1/2 NW-1/4); and the Southwest Quarter (SW-1/4); all in Section 32, Township 2 North, Range 6 E. W. M.

The Northwest Quarter of the Northwest Quarter (NW-1/4 NW-1/4) of Section 33, Township 2 North, Range 6 E. W. M.

Quarter (SW-1/4 SE-1/4); the Southwest Quarter or the Southeast Quarter (SE-1/2 NE-1/4 SW-1/8); the Southeast Quarter of the Southwest Quarter; the West Half of the Southwest Quarter (W-1/2 SW-1/4); all in Section 31, Township 2 North, Range 6 E.W.M.

EXCEPT the following described tract: Beginning at the southwest corner of the said Section 31; thence due east along the south boundary of said Section 31 a distance of 2,550 feet to the true point of beginning; thence due north a distance of 970 feet to a point; thence due east along a line parallel to the south boundary of the said Section 31 a distance of 1,370 feet to a point; thence due south a distance of 970 feet to a point on the south boundary of the said Section 31; thence due west along the said south boundary a distance of 1,370 feet to the true point of beginning; TOGETHER WITH AN easement for an access road thereon 20 feet wide;

AND EXCEPT the following described tract: Beginning at a point 660 feet south of the center of the said Section 31; this point being the southeast corner of a 20 acre tract; thence south 214 feet; thence north 31°27' west 205.1 feet to the south line of the 20 acre tract; thence east 130 feet to the point of beginning, containing 32/100 acre, more or less; All EXCEPT roadway conveyed to Cripe and Smith by agreement dated February 8, 1931, recorded at page 204 of Book 2 of Agreements & Leases, Records of Skamania County, Washington.

EXCEPTIONS:

- 1) Lien of real estate excise tax upon any sale of said premises, if unpaid.
- 2) The encroachment on Parcel No. 1 of the real estate under search of a tract of land conveyed to the heirs and successors in interest of Pluma H. Machey, deceased, by deed dated September 10, 1926, and recorded December 2, 1926, at page 131 of Book V of Deeds, Records of Skamania County, Washington, described as follows:

"Commencing at the stone in the Cascades County Road mentioned in the said deed recorded at page 536 of Book D, Records of Skamania County, Washington, which said stone is situated 112.2 feet south and 2839 feet east of the quarter corner on the west line of Section 6, Township 1 North, Range 6 E. W. M.; thence south 15° east 3 chains 20 links; thence south 31° W 3 chains 50 links; thence south 73° W 3 chains 17-1/2 links; thence north 15° west 3 chains 50 links; thence north 73° east 3 chains 17-1/2 links; thence north 31° east 3 chains 50 links to the starting point; containing 2 acres and 25 square links."

- 3) The line described in the first exception to Parcel No. 1 of the real estate under search is indefinite in its location, and a boundary agreement should be entered into with the successors in interest to Paul J. Vial and Florence H. Vial, both deceased, defining the easterly boundary of said Parcel No. 1. The company, furthermore, will not insure against questions of area or boundary requiring survey for determination.

- 4) The encroachment, if any, on Parcel No. 1 of the real estate under search of a tract of land 2 acres in area conveyed by Paul J. Vial and Florence H. Vial, husband and wife, to the State of Washington for highway stock & purposes by Deed dated August 5, 1952, and recorded September 16, 1952, at page 427 of Book 36 of Deeds, Records of Skamania County, Washington.

BOOK 4 / PAGE 372

Unofficial
Copy

2951

No.
TRANSACTION EXCISE TAX

NOV 15 1974

Amount due \$.....

Skamania County Treasurer

Dated this

28th

day of

September, 1974 By



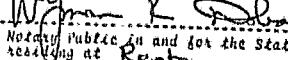
(SEAL)

STATE OF WASHINGTON, {
County of King } ss.

On this day personally appeared before me ROGER R. RICHERT
to be known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that he signed the same as his free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this

28th day of September, 1974


Notary Public in and for the State of Washington
acting at Renton

