

1977-4-400

THIS CONTRACT, made and entered into this /57th day of September, 1977
 ——— TED W. KENT and LAVONE L. KENT, husband and wife,

hereinafter called the "seller," and JAMES E. TOWNSEND and JUNE P. TOWNSEND,
 husband and wife,

hereinafter called the "purchaser."

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the
 following described real estate, with the appurtenances, in Skamania County, State of Washington:

(see EXHIBIT "A" attached)

The terms and conditions of this contract are as follows: The purchase price is EIGHT THOUSAND
 FIVE HUNDRED..... \$8,500.00 Dollars, of which
 ONE THOUSAND SEVEN HUNDRED..... \$1,700.00 Dollars have
 been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The balance of the purchase price in the amount of \$6,800.00
 together with interest on deferred balance at the rate of 3½
 per annum, to be paid as follows: Not less than \$100.00
 including interest on the 15th day of October, 1977 and a
 like payment of \$100.00 including interest on the 15th day of
 each month thereafter, until the purchase price and interest
 is paid in full; it being understood that out of payments
 made each month, first shall be deducted the interest due and
 owing at time of payment and the balance applied to principal.
 Purchaser may make larger or additional payments at any time.

512

P.O. BOX 10107
 TRANSMISSION DATE 10/17
 5500

all payments to be made hereunder shall be made at 402 Promenade, Oregon City, Oregon 97045.
 In case of any place as the seller may direct or written notice.

Notwithstanding to the date of closing, shall be the date of execution of this contract.

The purchaser agrees and promises to pay before delinquency all taxes and assessments that may be between prudential and purchaser hereinafter become a lien on said real estate, and in the event of this contract the purchaser has assumed payment of any mortgage, deed of trust, escrow or other encumbrance, or has assumed payment of or agreed to purchase subject to same or assessments now or hereafter levied on said real estate, the purchaser agrees to pay the same before delinquency.

The purchaser agrees until the purchase price is fully paid, to keep the buildings, house and fixtures placed thereon in a neat and orderly condition, against loss or damage by such fire and windstorms, ice, sleet, lightning, accidents to the walls and for the safety of persons, animals, as his interest may appear, and to pay all premiums therefor and to deliver all receipts thereof to the seller.

The purchaser agrees that if inspection of said real estate has been made and that neither the seller nor his agents nor heirs, nor assigns, nor successors, nor any person representing the condition of any improvements thereto nor shall the purchaser or either of the parties hereto be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement so made or so contained herein is in writing and attached to and made a part of this contract.

The purchaser assumes all hazard of damage or destruction of any improvements upon the said real estate or hereinabove mentioned, and in the event of said real estate or any part thereof is public law or otherwise taken, he shall be liable for his share.

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage, deed of trust or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due to seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any person other than the seller, and subject to the following:

Easements and restrictions of record, if any

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition or title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Ted W. Kent (SEAL)

(SEAL)

Lavone I. Kent (SEAL)

(SEAL)

James P. Townsend (SEAL)

(SEAL)

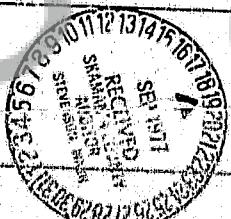
STATE OF WASHINGTON,
County of CLARK ss.

On this day personally appeared before me TED W. KENT and LAVONE I. KENT, husband and wife, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their true and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of September, 1977

M. M. Johnson
Notary Public in and for the State of Washington
Residing at [REDACTED]

WHEN RECORDED, RETURN TO



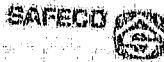
8456723

10/11/77

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

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS FILED BY

Filed for Record & Requested



SAFECO TITLE INSURANCE COMPANY

SAFECO INSURANCE COMPANY OF AMERICA

~~EXHIBIT F~~

LOT NO. 1

SHORT PLAT RECORDED JUNE 18, 1975 UNDER AUDITOR'S FILE NO. 80641
RECORDS OF SKAMANIA COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 E.W.M., AND RUN ALONG SECTION LINE SOUTH 75° 03' 55" WEST FOR 556.37' TO NORTHEAST CORNER OF MTS; HALF OF NORTHEAST QUARTER OF NORTHEAST QUADRANT, RUN ALONG NORTHSOUTH CENTERLINE OF NORTHEAST QUARTER OF NORTHEAST QUADRANT, SOUTH 00° 20' 40" EAST FOR 325.5' TO ITS INTERSECTION WITH THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE BONNEVILLE POWER ADMINISTRATION (B.P.A.) WHICH IS POINT OF BEGINNING OF TRACT; "U" ALONG NORTH-SOUTH CENTERLINE OF NORTHEAST QUADRANT NORTHEAST QUADRANT SECTION 20, SOUTH 00° 20' 40" EAST FOR 178.60' TO NORTHEAST BOUNDARY OF RIGHT-OF-WAY LABARRE COUNTY ROAD, RUN ALONG RIGHT-OF-WAY BOUNDARY THROUGH CURVE TO RIGHT WITH RADIUS OF 34.56' THROUGH CENTRAL ANGLE OF 32° 01' 34" A DISTANCE OF 7.15' RUN NORTH 78° 41' 00" WEST FOR 41.00' RUN THROUGH CURVE TO LEFT WITH ANGLES OF 26° 73' THROUGH CENTRAL ANGLE OF 63° 32' FOR DISTANCE OF 24.5' RUN SOUTH 33° 17' 00" WEST ON LINE FOR 372.00' TO SOUTH BOUNDARY OF B.P.A. POWER LINE RIGHT-OF-WAY, RUN ALONG RIGHT-OF-WAY BOUNDARY NORTH 20° 15' 00" EAST FOR 530.00' TO POINT OF BEGINNING.

UNNOTICED
UNCORRECTED

(8) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage, deed of trust or other obligation which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payment so made shall be applied to the payments then falling due from seller under his contract.

(9) The seller agrees, upon receiving full payment of the purchase price and interest to the manner above set forth, to execute and deliver to purchaser a warranty Deed to said real estate, excepting any and all easements, rights of way, leases, tenancies for public use, free of encumbrances except any that may attach after date of closing through any act or order from the seller, and subject to the following:

Requirements and restrictions of record, if any.

(8) Unless a different date is provided, for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the real estate in an illegal purpose. The purchaser agrees to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to foreclosing and terminating of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce or covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay all reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sum shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Ted W. Kent

(SEAL)

*James C. Horan and
Dawn M. Townsend*

(SEAL)

STATE OF WASHINGTON,
County of CLARK

{
SS.

On this day personally appeared before me *TED W. KENT and LAURIE I. KENT, husband and wife,* to me known to be the individual(s) described and who executed the within and foregoing instrument, and acknowledged that they signed the same as their true and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of September, 1977

Kent

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

WHEN RECORDED, RETURN TO



84906



SAFECO TITLE INSURANCE COMPANY STATE OF WASHINGTON COUNTY OF BIRKINBANK 1977

SEARCHED INDEXED SERIALIZED FILED
MERRILL COUNTY CLERK'S OFFICE

~~EXHIBIT 5A"~~LOT NO. 1

SHORT PLAT RECORDED JUNE 16, 1975 UNDER AUDITOR'S FILE NO. 80044,
RECORDS OF SKAMANIA COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE
1 E.W.M., AND RUN ALONG SECTION LINE SOUTH $89^{\circ}03'55''$ WEST FOR 558.52'
RUN ALONG NORTHSOUTH CENTERLINE OF NORTHEAST QUARTER OF NORTHEAST QUARTER,
SOUTH $39^{\circ}19'40''$ EAST FOR 326.37' TO ITS INTERSECTION WITH THE SOUTH
LINE OF THE RIGHT-OF-WAY OF THE CONNEVILLE POWER ADMINISTRATION LINE
(B.2.A) WHICH IS POINT OF BEGINNING OF TP.LT; RUN ALONG NORTH-SOUTH
CENTERLINE OF NORTHEAST QUARTER NORTHEAST QUARTER SECTION 28, SOUTH $29^{\circ}40''$ EAST FOR 479.60' TO NORTHEAST BOUNDARY OF RIGHT-OF-WAY OF
LAPASSE COUNTY ROAD, RUN ALONG RIGHT-OF-WAY BOUNDARY THROUGH CURVE
RADIUS OF 94.56' THROUGH CENTRAL ANGLE OF $12^{\circ}04'21''$
A DISTANCE OF 26.95'; RUN NORTH $33^{\circ}41'30''$ WEST FOR 74.19' RUN THROUGH
CURVE TO LEFT WITH RADIUS OF 260.73' THROUGH CENTRAL ANGLE OF $6^{\circ}02'$
FOR DISTANCE OF 291.65'; RUN SOUTH $93^{\circ}17'30''$ WEST FOR 165.24'
TO A POINT; CURVE NIGHT-OF-WAY BOUNDARY AND RUN NORTH $09^{\circ}00'00''$ EAST
FOR 372.39' TO SOUTH BOUNDARY OF B.2.A. POWER L. IN RIGHT-OF-WAY;
RUN ALONG B.2.A. POWER L. IN RIGHT-OF-WAY BOUNDARY NORTH $89^{\circ}34'30''$ EAST FOR 550.00' TO
POINT OF BEGINNING.

Unnotified Copy

84/906

REAL ESTATE CONTRACT

MOCK 73 PAGE 490

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JK-10591
2-5-28-3-100

THIS CONTRACT, made and entered into this 15th day of September, 1977
between TED W. KENT and LAVONE I. KENT, husband and wife,
hereinafter called the "seller," and JAMES E. TOWNSEND and JUNE P. TOWNSON
husband and wife,
hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in **Skamania** County, State of Washington:

(see EXHIBIT "A" attached)

The terms and conditions of this contract are as follows: The purchase price is EIGHT THOUSAND FIVE HUNDRED..... \$8,500.00 Dollars, of which ONE THOUSAND SEVEN HUNDRED..... (\$1,700.00) Dollars have

the balance of said purchase price shall be paid as follows:

The balance of the purchase price in the amount of \$6,800.00 together with interest on deferred balance at the rate of 8½% per annum, to be paid as follows: Not less than \$100.00 including interest on the 15th day of October, 1977 and a like payment of \$100.00 including interest on the 15th day of each month thereafter, until the purchase price and interest is paid in full; it being understood that out of payments made each month first shall be deducted the interest due and owing at time of payment and the balance applied to principal. Purchaser may make larger or additional payments at any time.

Transaction in compliance with County et al. division ordinances.
Signed as County Assessor - by Lyle

All payments to be made hereunder shall be made at 200 Frontenac Bldg., Oregon City, Oregon or at such other place as the seller may designate writing _____ 97045.

As referred to in this contract, "date of closing" shall be date of execution of this contract.

3. The purchaser agrees and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee hereinafter because of real estate held by the terms of this contract the purchaser has assumed payment of any mortgage, deed of trust, contract or other obligation, or has assumed payment of or agreed to purchase subject to taxes or assessments now or hereafter on said real estate, the purchaser agrees to pay the same before delinquency.

(3) The purchaser agrees that full inspection of the real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any property its fixtures nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for repairs or improvements or repairs unless the covenant or agreement is specifically set forth in this contract.

(d) The purchaser assumes all hazards of damage to or removal of any improvements now on said real estate or hereafter placed thereon, and, if the taking of said real estate does not afford sufficient compensation for public use, and agrees to pay for such damage, destruction or taking shall constitute a liability to the seller to repair or replace any part of said real estate taken for public use, the portion of the consideration so paid remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price hereof, unless the seller elects to allow the purchaser to apply all or a part of such consideration toward the rebuilding or restoration of any improvements damaged by such taking. In case of

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a suretyship policy of title insurance in standard form, or a commitment therefor, issued by SAIF or Title Insurance Company, insuring the purchaser to the full amount paid and purchase price against loss or damage by reason of defects in seller's title to said real estate as of the date of closing and containing a except one other than

- b.** *Permitted general exceptions appearing in said policy form:*

 - a. *Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance herein described is to be made subject, and*
 - c. *Any existing contract or contracts, under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph shall be deemed dedication to seller's title.*

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage, deed of trust or other obligation which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due to the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty _____ deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

Easements and restrictions of record, if any.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Ted Wekerle

/SEAL

/SEAL

George J. Gammie

/SEAL

STATE OF WASHINGTON,

County of CLARK

ss.

On this day personally appeared before me TED W. KENT and LAURIE I. KENT, husband and wife, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they

signed the same as their

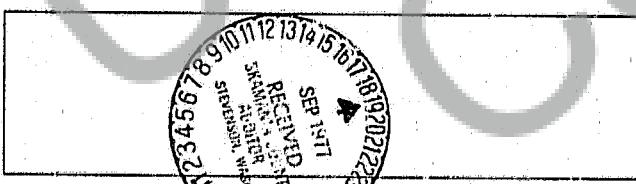
free and voluntary act and deed.

for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of September, 1977

Ted Wekerle
Notary Public in and for the State of Washington
residing at Washougal

WHEN RECORDED, RETURN TO



84906

SAFECO 

SAFECO TITLE INSURANCE COMPANY

THE STATE OF WASHINGTON COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

ON

AT

PAGE

RECORDED IN BOOK

AT PAGE

RECORDS OF SKAMANIA COUNTY, WASH.

COUNTY AUDITOR

DISPLAY

Filed for Record or Request of

NAME

ADDRESS

CITY AND STATE

REGISTERED
INDEXED DIR.
DIRECTED
RECORDED
COMPARED
MAILED

BOOK 73 PAGE 492

EXHIBIT "A"

LOT NO. 1

CHART PLAT RECORDS JUNE 18, 1973 UNDER AUDITOR'S FILE NO. 3001
RECORDS OF SKAMANIA COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 E.W.I., AND RUN ALONG SECTION LINE SOUTH $89^{\circ}03'55''$ WEST FOR 658.92' TO NORTHEAST CORNER OF WEST HALF OF NORTHEAST QUARTER OF NORTHEAST QUARTER, THENCE ALONG NORTHSOUTH CENTERLINE OF NORTHEAST QUARTER OF NORTHEAST QUARTER SOUTH $00^{\circ}20'40''$ EAST FOR 326.37' TO ITS INTERSECTION WITH THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE BONNEVILLE POWER ADMINISTRATION LINE P.S.17 WHICH IS POINT OF BEGINNING OF TRACT; RUN ALONG NORTH-SOUTH CENTERLINE OF NORTHEAST QUARTER NORTHEAST QUARTER SECTION 28, SOUTH $00^{\circ}20'40''$ EAST FOR 541.60' TO NORTHEAST BOUNDARY OF RIGHT-OF-WAY OF COLUMBIA RIVER PARKS COUNTY ROAD; RUN ALONG RIGHT-OF-WAY BOUNDARY THROUGH CURVE TO RIGHT WITH RADIUS OF 34.36' THROUGH CENTRAL ANGLE OF $52^{\circ}04'34''$; DISTANCE OF 23.05' RUN NORTH $88^{\circ}41'00''$ WEST FOR 74.19' RUN THROUGH CURVE TO LEFT WITH RADIUS OF 1262.75' THROUGH CENTRAL ANGLE OF $63^{\circ}21'00''$ FOR DISTANCE OF 445.64' RUN SOUTH $83^{\circ}17'00''$ WEST FOR 158.24' TO NORTHEAST BOUNDARY OF RIGHT-OF-WAY AND RUN NORTH IN $00^{\circ}00'00''$ EAST TO NORTHEAST BOUNDARY OF C.P.A. POWER LINE RIGHT-OF-WAY; RUN NORTHEAST BOUNDARY $84^{\circ}34'50''$ EAST FOR 530.00' TO