

88044

**PIONEER NATIONAL
TITLE INSURANCE**

ATICOR COMPANY

Filing for Record at Request of

AFTER RECORDING MAIL TO:

Kerry M. Yule

1384 L State Road 14
Washougal, Wa. 98671THIS DOCUMENT IS FORWARDED
THROUGH THE COURTESY OF

BOOK 76 PAGE 143

REVENUE STAMPS

THIS PAGE IS RESERVED FOR RECORDS OF U.S.
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE

INSTRUMENT OF SAITHING FILED BY

Philip J. Harder

or Melinda D. Harder

1/2/1975 P.M. File # 19-79

IS RECEIVED AT PAGE 143

CITY OF SKAMANIA COUNTY, WASH.

S. Harder

COUNTY AUDITOR

J. Walker

RECEIVED

TEN DOLLARS

TWO DOLLARS

TAX ON CONVEYANCES

REGISTERED

TEN DOLLARS

INDEXED: DIR

FIFTY CENTS

INDIRECTLY

RECORDED:

COMPARED

MAILED

MAILED

FORM L50F

88044

Statutory Warranty Deed

THE GRANTOR Philip J. Harder and Melinda D. Harder (Husband & wife)

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys and warrants to Kerry M. Yule (A single man)

the following described real estate, situated in the County of SKAMANIA, State of Washington:

PARCEL No. 16:

A portion of Sections 16 and 17, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point that is South 0° 08' 39" East 3041.30 feet (Washington Coord. System South Zone) from the Northwest corner of said Section 16, which point is the Point of Curvature in the centerline of an existing road;

thence following said centerline along the arc of a 400 foot radius curve to the left (incoming tangent of which is North 77° 56' 00" East) for an arc distance of 191.99 feet;

thence North 50° 26' 00" East 268.49 feet;

thence along the arc of a 200 foot radius curve to the left for an arc distance of 100.29 feet;

thence North 1° 13' 00" West 416.32 feet;

thence along the arc of a 1131.00 foot radius curve to the left for an arc distance of 107.92 feet;

thence leaving said centerline West 461.06 feet to the West line of said Section 16;

thence South 0° 30' 59" West along said West line 515.55 feet to a point South 0° 30' 59" West 2620.62 feet from said Northwest corner of Section 16;

thence South 65° 05' 00" West 168.52 feet;

thence South 123° 00' 00" East 441.71 feet to the centerline of the aforementioned road;

thence North 77° 56' 00" East 110.00 feet to the point of BEGINNING.

Containing 10.05 acres more or less.

TOGETHER WITH AND SUBJECT TO a 60 foot easement, the centerline of which is described as follows:

BEGINNING at a point in the centerline of State Highway 14, which point is South 11° 22' 50" West (Washington Coord. System South Zone) 4030.75 feet from the Northwest corner of said Section 16;

thence North 40° 43' 33" West 296.10 feet;

thence along the arc of a 200 foot radius curve to the right for an arc distance of 130.39 feet;

thence North 3° 22' 00" West 297.21 feet;

thence along the arc of a 60 foot radius curve to the right for an arc distance of 70.95 feet;

thence North 77° 56' 00" East 1048.34 feet;

thence along the arc of a 400 foot radius curve to the left for an arc distance of 91.99 feet;

thence North 50° 26' 00" East 268.49 feet;

thence along the arc of a 200 foot radius curve to the left for an arc distance of 100.29 feet;

thence North 19 13' 00" West 416.32 feet;

thence along the arc of a 1131.00 foot radius curve to the left for an arc distance of 107.92 feet.

BOOK 76 PAGE 1

This deed is given in fulfillment of that certain real estate contract between the parties herein dated November 26, 1971, 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 purchaser 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 Excise Tax was paid on this sale or stamp exempt on Dec 24, 1971, Rec. No. 3302

Dated this Fifth day of December 1977

TRANSACTION EXCISE TAX

FEB 9 1978

Amount Paid Dec 24 1971

STATE OF WASHINGTON,

County of Clark By Shandon M. County Treasurer

On this day personally appeared before me Philip J. Harder and Phillip J. Harder Attest
in fact for Phillip J. Harder
to me known to be the individual described in and who executed the within and foregoing instrument and
acknowledged that they signed the same as free and voluntary act and that

Kerry
M.P. 13.84 L State Road 14
Washington, Wa 98671

NOTICE OF RECORDING
WAS RECEIVED IN BOOK 76
AT PAGE 143
CLERK OF SKAMANIA COUNTY, WASH.
[Signature]
COUNTY AUDITOR
[Signature]
RECORDED
FEBRUARY 1970



REGISTERED
INDEXED: DIR.
INDIRECT:
SEARCHED:
COPIED:
MAILED:

FORM L88P

SS014

Statutory Warranty Deed

THE GRANTOR Philip J. Harder and Melinda D. Harder (Husband & wife)

In consideration of Ten Dollars and other valuable consideration
I have paid, conveys and warrants to Kerry M. Tyle (A single man)
the following described real estate, situated in the County of SKAMANIA, State of Washington:

PARCEL No. 16:

A portion of Sections 16 and 17, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point that is South 0° 08' 39" East 3041.30 feet (Washington Coord. System South Zone) from the Northwest corner of said Section 16, which point is the Point of Curvature in the centerline of an existing road;

thence following said centerline along the arc of a 400 foot radius curve to the left (incoming tangent of which is North 77° 56' 00" East) for an arc distance of 191.99 feet;

thence North 50° 26' 00" East 268.49 feet;

thence along the arc of a 200 foot radius curve to the left for an arc distance of 100.29 feet;

thence North 50° 26' 00" East 268.49 feet;

thence along the arc of a 1131.08 foot radius curve to the left for an arc distance of 107.92 feet;

thence leaving said centerline West 451.06 foot to the West line of said Section 16;

thence South 0° 30' 59" West along said West line 515.55 feet to a point South 0° 30' 59" West 2020.02 feet from said Northwest corner of Section 16;

thence South 06° 05' 00" West 168.52 feet;

thence South 12° 00' 00" East 441.71 feet to the centerline of the aforementioned road;

thence North 77° 56' 00" East 110.00 feet to the point of BEGINNING.

Containing 10.05 acres more or less.

Liens or encumbrances which by the terms of this contract are particularly mentioned, or to which the conveyance herein refers, is to be made subject; and

4. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which either by this contract agrees to pay, none of which for the purpose of this paragraph (4) shall be deemed defects in either's title.

BOOK 76 PAGE 144

PAGE 24

TOGETHER WITH AND SUBJECT TO a 60 foot basement, the centerline of which is described as follows:

BEGINNING at a point in the centerline of State Highway 14, which point is South 11° 22' 50" West (Washington Coord. System South Zone) 4030.76 feet from the Northwest corner of said Section 16;

thence North 40° 43' 00" West 296.10 feet;

thence along the arc of a 200 foot radius curve to the right for an arc distance of 130.39 feet;

thence North 3° 22' 00" West 297.21 feet;

thence along the arc of a 80 foot radius curve to the right for an arc distance of 70.95 feet;

thence North 77° 56' 00" East 1045.34 feet;

thence along the arc of a 400 foot radius curve to the left for an arc distance of 181.99 feet;

thence North 50° 26' 00" East 260.49 feet;

thence along the arc of a 200 foot radius curve to the left for an arc distance of 181.29 feet;

thence North 1° 13' 00" West 416.32 feet;

thence along the arc of a 1131.00 foot radius curve to the left for an arc distance of 107.92 feet.

Subject to a purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- a. Printed general exceptions appearing in said policy form;
- b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder 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 (c) shall be deemed defects in seller's title.

BOOK 76 PAGE 145

This deed is given in fulfillment of that certain real estate contract between the parties herein, dated November 26, 1974, and conditioned for the conveyance of the above described property, and the covenants or warranty herein contained shall not apply by any title, interest or encumbrance arising by, through or under the purchaser 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 Excise Tax was paid on this sale or stamped exempt on Dec 24, 1974, Rec. No. 3002

Dated this 15th day of December 1977

No. 6473

TRANSACTION EXCISE TAX

FEB 9 1978

Amount Paid \$12.30

STATE OF WASHINGTON

Skamania County Treasury

County of Clark By Philip J. Harder

On this day personally appeared before me Philip J. Harder and Philip J. Harder Attorney in fact for Molinda D. Harder, to me known to be the individual 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 December, 1977

Philip J. Harder
Notary Public in and for the State of Washington
residing at VANCOUVER,