

88044

PIONEER NATIONAL
TITLE INSURANCE

A TICO COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Kerry M Yule
 2384 L State Road 14
 Washougal, Wa. 98671

THIS DOCUMENT IS FILED IN BOOK 76 PAGE 143
THROUGH THE COURTESY OF

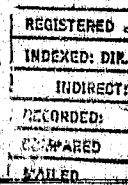
THIS DEED IS FILED FOR RECORD IN THE
 COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE
 INSTRUMENT OF WRITING FILED BY
Kerry M Yule
Washougal, Wa
 AT 2:45 PM Feb 9 1979

IS RECORDED IN BOOK 76
 AT PAGE 143
 COUNTY OF SKAMANIA COUNTY, WASH

J. Wachter
 COUNTY CLERK

REVENUE STAMPS



88044

Statutory Warranty Deed

FORM L50F

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
Washington:

SKAMANIA

Sixth of

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 191.09 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 190.29 feet;

thence North 1° 13' 00" West 416.32 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 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 2620.82 feet from said North-
 west corner of Section 16;

thence South 88° 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.

BOOK 76 PAGE 144

BOOK 78 PAGE 26

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

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

thence North $40^{\circ} 43' 00''$ 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 $3^{\circ} 22' 00''$ West 297.21 feet;

thence along the arc of a 50 foot radius curve to the right for an arc distance of 70.95 feet;

thence North $77^{\circ} 56' 00''$ East 1046.34 feet;

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

thence North $50^{\circ} 26' 00''$ East 260.49 feet;

thence along the arc of a 250 foot radius curve to the left for an arc distance of 103.29 feet;

thence North $1^{\circ} 13' 00''$ 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.

APPROVED BY COUNTY ENGINEER

Ref to Hwy 14 by H&M

Unofficial Copy

BOOK 76 PAGE 100

This deed is given in fulfillment of that certain real estate contract between the parties hereto dated November 26, 1974, 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 become due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or exempted on Dec 24, 1977, Rec. No. 3002

Dated this Fifth day of December 1977

No. 6472
TRANSACTION EXCISE TAX
FEB 9 1978
Amount Paid \$3002
By *[Signature]*
Shamone County Treasurer

STATE OF WASHINGTON
County of Clark

On this day personally appeared before me Philip J. Harder and Phillip J. Harder Attorney in fact for Melinda 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 free and voluntary act and deed.

Kerry M. Yule
M.P. 13.24 L State Road 14
Washougal, Wa 98671

RECORDED IN BOOK 76
OF 8242 AT PAGE 142
CLERK OF SKAMANIA COUNTY, WASH.
J. P. Miller
COUNTY AUDITOR
J. Washburn



REGISTERED
INDEXED: CIP
INDIRECT:
RECORDED:
COMPARED
MAILED

FORM L58P

88014

Statutory Warranty Deed

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

has and in consideration of Ten Dollars and other valuable consideration

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

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

SKAMANIA

FEB 1970

State of

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 180.29 feet;

thence North 1° 13' 00" West 416.32 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 161.06 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 2620.82 feet from said North-
west corner of Section 16;

thence South 86° 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.

1. 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 (3) shall be deemed defects in seller's title

BOOK 76 PAGE 144

BOOK 68 PAGE 26

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 $11^{\circ} 22' 50''$ West (Washington Coord. System South Zone) 4030.75 feet from the Northwest corner of said Section 16;

thence North $40^{\circ} 43' 00''$ 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 $3^{\circ} 22' 00''$ West 297.21 feet;

thence along the arc of a 50 foot radius curve to the right for an arc distance of 70.95 feet;

thence North $77^{\circ} 56' 00''$ East 1045.34 feet;

thence along the arc of a 400 foot radius curve to the left for an arc distance of 191.99 feet;

thence North $50^{\circ} 26' 00''$ East 268.49 feet;

thence along the arc of a 200 foot radius curve to the left for an arc distance of 107.29 feet;

thence North $1^{\circ} 15' 00''$ 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.

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

- Printed general exceptions appearing in said policy form;
- 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
- 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 (5) 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 hereto, dated November 26, 1974, 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 stamped exempt on Dec 24, 1974, Rec. No. 3002

Dated this Fifth day of December 1977

No. 6472

TRANSACTION EXCISE TAX

FEB 9 1978

Amount Paid \$3002

STATE OF WASHINGTON

County of Clark

Skamania County Treasury

On this day personally appeared before me Phillip J. Hardey and Philip J. Hardey Attorney in fact for Melinda D. Hardey 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 Fifth day of December, 1977

Manner S. Sawyer
Notary Public in and for the State of Washington
residing at VANCOUVER,