

CORRECTION WARRANTY DEED

THE GRANTORS, LOUIS M. JOSEPH and ROSE M. JOSEPH, husband and wife, residing at Stevenson, Washington, for and in consideration of SEVENTY-FIVE THOUSAND and no/100 DOLLARS (\$75,000.00) in hand paid, convey and warrant to RIVERVIEW SAVINGS ASSOCIATION, a Washington corporation, the Grantee, the following described real estate situated in the County of Skamania, State of Washington, to-wit:

A tract of land located in the Northeast Quarter of Section 1, Township 2 North, Range 7 E.W.M., and in Lots 1 & 2, Block 8, TOWN OF STEVENSON, according to Plat thereof recorded in Book A of Plats, page 11, records of Skamania County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 1, Block 8, Town of Stevenson, thence North 34°30' West a distance of 30 feet; thence South 55°30' West a distance of 80 feet; thence North 34°30' West a distance of 33 feet; thence South 55°30' West a distance of 42 feet; thence South 34°30' East a distance of 63 feet; thence North 55°30' East a distance of 122 feet to the point of beginning.

SUBJECT to an existing mortgage executed by Louis M. Joseph and Rose Joseph, husband and wife, to Washington State Bank, to secure the payment of \$38,000.00 and interest, recorded November 19, 1971, in Volume 49 of Mortgages, page 249, under Auditor's File No. 74183, records of said county, on which there is a present principal balance due of \$31,195.61, which Grantee assumes and agrees to pay according to its terms; and SUBJECT TO easements and restrictions of record.

GRANT OF EASEMENT: Grantors are the owners of the following described real estate in Skamania County, Washington:

The Southerly 83.0 feet of the following described real estate, measured perpendicularly from the Southerly boundary thereof;

A tract of land in Section 1, Township 2 North, Range 7, E.W.M., more particularly described as follows:

BEGINNING at the S.E. corner of Lot 8 of the Town of Stevenson according to the official plat thereof on file and of record in the office of the Skamania County Auditor; thence South 55°30' West along the southerly line of Lot 8 and the northerly right of way line of Second Avenue 118.00 feet to the true point of beginning of described tract; thence North 34°30' West 46.00 feet; thence North 55°30' East 38.00 feet; thence North 34°30' West 17.00 feet; thence South 55°30' West 4.0 feet; thence North 34°30' West 22.50 feet; thence South 55°30' West 4.50 feet; thence North 34°30' West 34.20 feet; thence South 55°30' West 11.50 feet; thence North 34°30' West 104.50 feet; thence South 55°30' West 80.85 feet; thence North 89°15' West 43.81 feet; thence South 72°22'48" West 64.25 feet to the West line of the Shepard D.L.C.; thence South 0°32'45" East along the West line of said D.L.C. 323.57 feet to the Northerly right of way line of Second



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Correction Warranty Deed:

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Avenue; thence North 55°30' East along said right of way line 340.27 feet to the true point of beginning

Said real estate is hereinafter referred to as the "servient estate". The real estate hereby conveyed to Grantees and described above is hereinafter called the "dominant estate". The servient estate and the dominant estate lie adjacent to each other. The servient estate is devoted to vehicle traffic and parking serving commercial establishments located on Grantors' adjacent real estate.

Grantors hereby grant and convey to Grantee an easement of right-of-way over and across the servient estate and for parking on the servient estate. The easement may be exercised by Grantee and by its customers and business invitees of its business conducted on the dominant estate.

The easement hereby granted shall be permanent and perpetual.

In consideration of the granting of this easement, Grantee covenants and agrees to reimburse Grantors, or their successors in title of the servient estate, to the extent of ten (10%) percent of the cost of repair and maintenance of the parking lot located on the servient estate.

Grantors reserve the right to establish and enforce reasonable rules and regulations controlling the foot and automobile traffic on the servient estate. Grantors covenant and agree to establish traffic patterns on the servient estate which facilitate the use of the drive-in teller's window to be located on the west side of the Grantee's building located on the dominant estate by allowing traffic to travel southbound past such drive-in window. Such traffic patterns shall at all times be subject to the approval of Grantee. If establishing, changing or modifying such traffic patterns requires a change of striping or other traffic control devices, such change shall be accomplished at Grantee's sole expense.

This deed is given to correct a previous deed from Grantors to Grantee dated December 29, 1978 and recorded December 29, 1978 in the office of the Auditor of Skamania County, Washington in Book 75 of Deeds at pages 902 and 903. The former deed is corrected by including the provisions for the Grant of Easement as set forth above.

Real Estate Transaction Excise Tax has been paid as shown by Treasurer's Receipt dated December 29, 1978.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 30th day of April, 1979.

Grantors on deed
Bruce M. Jensen

Correction Warranty Deed:

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STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss.

I, the undersigned, Notary Public in and for the State of Washington, do hereby certify that on this 30th day of April, personally appeared before me LOUIS M. JOSEPH and ROSE M. JOSEPH, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed 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 30th day of April, 1979.

Robert K. Lind
Notary Public in and for the State of Washington, Residing at Stevenson.

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STATE OF WASHINGTON) ss
COUNTY OF SKAMANIA)
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY
Robert K. Lind
OF Stevenson
AT 3:00 A.M. 5-18-79
WAS RECORDED IN BOOK 71
ON Deed AT PAGE 566
RECORDS OF SKAMANIA COUNTY, WASH.
E. J. Lind
COUNTY AUDITOR
E. J. Lind

REGISTERED	<u>E</u>
INDEXED: 1st	<u>E</u>
INDIRECT	<u>E</u>
RECORDED	
COMPARED	
MAILED	