

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF SKAMANIA

PETER J. FUNK, J. D. ZIMMERMAN,)
 DONALD JOST, JONIE PETERS, ARNOLD)
 NICKEL, H. B. KLASSEN, acting on)
 behalf of the various partners of)
 Columbia River Estates,

Plaintiffs,

vs.

JOE ZUMSTEIN, JR., and CERIL
ZUMSTEIN,

Defendants.

NO.

LIS PENDENS



Notice is hereby given that an action has been instituted and is now pending in the Superior Court of the State of Washington for Skamania County, upon the complaint of PETER J. FUNK, J. D. ZIMMERMAN, DONALD JOST, JONIE PETERS, ARNOLD NICKEL, H. B. KLASSEN, acting on behalf of the various partners of Columbia River Estates, Plaintiffs, against the above-named Defendants; and that the object of this action is to foreclose a certain real estate contract entered into on August 22, 1975, and that action effects title of the following described real estate situated in Skamania County, Washington, to-wit:

See Exhibit "A" attached hereto and by reference incorporated herein.

and all persons in any manner dealing with the real estate subsequent to the filing hereof will take subject to the rights of the Plaintiff as established in that action.

DATED this 20th day of January, 1981.

By: Barry H. Stoumbos
BARRY H. STOUMBOS

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EXHIBIT A

Parcel A

The following described real property situated in the County of Skamania, State of Washington, as-sets:

A parcel of property in the East half of Section 22, Township 2 North, Range 6 East of the Willamette Meridian described as follows:

BEGINNING at the Northwest corner of the East half of said Section 22; thence South 86° 48' 51" East along the North line of said Section 22, 1935 feet more or less to the Centerline of the East Fork of Woodard Creek; thence Southwesterly along the Centerline of said Creek to a point on the South line of said East half of Section 22 which is 1934 feet more or less from the Southwest corner of said East half of Section 22; thence North 89° 21' 31" West along the South line of said East half of Section 22, 1060 feet more or less to the Centerline of Woodard Creek; thence Northwesterly along the Centerline of Woodard Creek to the West line of the East half of said Section 22; thence North 01° 34' 17" East along the West line of said East half 3440 feet more or less to the point of BEGINNING.

Subject to a 300.00 foot wide easement for the North Bonneville-Vancouver transmission line right-of-way.

Parcel B

The following described real property situated in the County of Skamania, State of Washington, as-sets:

A parcel of property in the West half of the Southeast quarter of Section 22, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

BEGINNING at the Southwest corner of said West half of the Southeast quarter of Section 22; thence South 89° 21' 31" East along the South line of said West half of the Southeast quarter of Section 22, 875 feet more or less to the Centerline of Woodard Creek; thence Northwesterly along the Centerline of Woodard Creek to the West line of the said West half of the Southeast quarter of Section 22; thence South 01° 34' 17" West along the said West line 1900 feet more or less to the point of BEGINNING.

ALSO, A parcel of property in the Northeast Quarter of the Northeast Quarter of Section 22, Township 2 North, Range 6 East of the Willamette Meridian and the Northwest Quarter of the Northwest Quarter of Section 23, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

BEGINNING at the Northeast corner of said Northwest Quarter of the Northeast Quarter of Section 22; thence North 08° 32' 05" East along the North line of said Northeast Quarter of the North east Quarter of Section 22, 204.12 feet to a $\frac{1}{4}$ " iron rod and the TRUE POINT OF BEGINNING; thence continuing North 00° 32' 05" West along the North line of said Northeast Quarter of the Northeast Quarter of Section 22, 324.48 feet to a $\frac{1}{4}$ " iron rod; thence continuing North 00° 32' 05" West along the North line of said Northwest Quarter of the Northeast Quarter of Section 22, 30.00 feet to the centerline of a creek; thence South 0° 27' 07" West along

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the centerline of said creek 194.26 feet; thence continuing along the centerline of said creek South $43^{\circ} 05' 06''$ West 232.77 feet; thence continuing along the centerline of said creek South $29^{\circ} 11' 00''$ East 370.96 feet; thence South $80^{\circ} 31' 09''$ East 30.00 feet to a 16" iron rod; thence continuing South $00^{\circ} 58' 09''$ East 957.00 feet to a 16" iron rod; thence continuing South $00^{\circ} 51' 09''$ East 60.00 feet to the centerline of a road; thence North $43^{\circ} 35' 11''$ West along the centerline of said road 170.90 feet to a 329.11 foot radius curve to the right; thence along said 329.11 foot radius curve 256.26 feet; thence North $0^{\circ} 59' 43''$ West along the centerline of said road 70.04 feet to a 174.73 foot radius curve to the left; thence along said 174.73 foot radius curve 49.66 feet; thence North $17^{\circ} 16' 53''$ West 302.17 feet to the TRUE POINT OF BEG.
INNING.

TOGETHER WITH a easement and right of way for an access road and for utility 60 feet in width over and across Tract No. 11 of COLUMBIA RIVER ESTATES, said easement being 30 feet on either side of the following descriptive centerline:

Beginning at the intersection of Roads No. 11 and No. 10 of Columbia River Estates, recurred under Auditor's File Number 75655, Sherman County Records, said point being 2142.62 feet north $00^{\circ} 30' 09''$ east and -70.63 feet south $05^{\circ} 23' 51''$ east of the southeast corner of the Northeast Quarter (NE_{1/4}) of Section 22, Township 2 North, Range 6 East, Sherman County, Auditor's File number 75655. Records of said County, said point being 2327.19 feet north $00^{\circ} 35' 09''$ east and 112.30 feet north $02^{\circ} 23' 51''$ west of said southeast corner of the Northeast Quarter of Section 22.