

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:

BACHARY H. STUMBOB

LIS PENDENS - 1

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EXHIBIT A

Parcel A

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

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 $86^{\circ} 48' 51''$ 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 Southerly 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 $89^{\circ} 21' 31''$ 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 $01^{\circ} 34' 37''$ East along the West line of said East half 1440 feet more or less to the point of BEGINNING.

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

Parcel B

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

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 $89^{\circ} 21' 31''$ 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 $01^{\circ} 34' 37''$ 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 22, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

BEGINNING at the Northeast corner of said Northeast Quarter of the Northeast Quarter of Section 22; thence North $08^{\circ} 31' 05''$ West along the North line of said Northeast Quarter of the Northeast Quarter of Section 22, 204.12 feet to a 4" iron rod and the TRUE POINT OF BEGINNING; thence continuing North $08^{\circ} 31' 05''$ West along the North line of said Northeast Quarter of the Northeast Quarter of Section 22, 393.48 feet to a 4" iron rod; thence continuing North $08^{\circ} 31' 05''$ West along the North line of said Northeast Quarter of the Northeast Quarter of Section 22, 30.00 feet to the centerline of a creek; thence South $0^{\circ} 27' 07''$ East along

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the centerline of said creek 194.26 feet; thence continuing
along the centerline of said creek South 47° 05' 06" West
232.77 feet; thence continuing along the centerline of said
creek South 29° 11' 00" West 370.95 feet; thence South 80"
31' 09" East 30.00 feet to a 1/2" iron rod; thence continuing
South 00° 53' 09" East 957.00 feet to a 1/2" iron rod; thence
containing South 60° 51' 09" East 60.00 feet to the center-
line of a road; thence North 43° 35' 11" West along the Cen-
terline of said road 170.90 feet to a 329.11 foot radius curve
feet; thence North 0° 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° 16' 53" West 302.17 feet to the TRUE POINT OF BEG-
INNING.

TOGETHER WITH easement and right of way for an access road and for
utilities 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
described centerline:

Beginning at the intersection of Roads 100' and 100' of Columbia River
Estates, recorded under Auditor's File Number 75655, Shesha County
Records, said point being 2142.42 feet north 00° 36' 09" east and 70.63
feet south 89° 23' 51" east of the southeast corner of the Northeast
Quarter (NE 1/4) of Section 22, Township 2 North, Range 6 E., T. 2N. R. 6E. thence
north 71° 40' 39" west 611.53 feet to the end of Road 100' recorded under
Auditor's File Number 75655. Records of said County, said point being
2327.19 feet north 00° 36' 09" east and 112.30 feet north 07° 23' 51" west
of said Southeast corner of the Northeast Quarter of Section 22.