

121755

BOOK 77 PAGE 87

RECEIVED FOR RECORD  
TITLE INSURANCE

FURNISHING

File for Record at the cost of

AFTER RECORDING MAIL TO:

MARK A. & GIA H. LEONARD  
C/O 1013 E. DEER HOLLOW DR.  
SANDY, UTAH 84070

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SANDY, UTAH 84070

SK-12207

FORM 5-1079

## Deed and Purchaser's Assignment of Real Estate Contract

THE GRANTOR **BARRY E. BRAMMER AND LESLIE BRAMMER, HUSBAND AND WIFE**  
for value received do hereby convey and quitclaim to  
**MARK A. LEONARD AND GIA H. LEONARD, HUSBAND AND WIFE**, the grantees,  
the following described real estate, situated in the County of **SKAMANIA**  
State of Washington including any interest therein which grantor may hereafter acquire  
AS HERETO ATTACHED AND MADE A PART HEREOF  
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



No. 7877  
TRANSACTION EXCISE TAX

DEC 15 1980  
Amount Paid \$39.48

and do hereby assign, transfer and set over to the grantees that certain real estate contract dated the 15TH day of JULY, 1977 between **WILLIAM PROKSEL AND LUCILLE PROKSEL, HUSBAND AND WIFE** as seller and **BARRY E. BRAMMER AND LESLIE BRAMMER, HUSBAND AND WIFE** as purchaser for the sale and purchase of the above described real estate. The grantor hereby assumes and agrees to fulfill the conditions of said real estate contract.

Dated this 10TH day of DECEMBER, 1980.

*Barry E. Brammer* (SEAL)  
*Leslie Brammer* (SEAL)  
**BARRY E. BRAMMER**  
**LESLIE BRAMMER**

STATE OF WASHINGTON, }  
County COWLITZ



On this day personally appeared before me **BARRY E. BRAMMER AND LESLIE BRAMMER** to me known to be the individual(s) shown 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

11TH day of DECEMBER, 1980.

*Charlotte H. Giering*  
Notary Public in and for the State of Washington,  
residing at KEYSO

Transaction in compliance with County sub-divisor ordinance.  
Skamania County Auditor - Dr. J.P.



91765

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ORDER NO. SK-12207  
DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST  
IN THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS  
FOLLOWS:

BEGINNING AT A POINT THAT IS ON THE CENTERLINE OF A ROAD, WHICH POINT IS  
SOUTH  $10^{\circ} 03' 30''$  EAST, 2593.28 FEET (WASHINGTON COORDINATE SYSTEM, SOUTH  
ZONE) FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16;  
THENCE NORTH  $01^{\circ} 13' 00''$  WEST ALONG SAID CENTERLINE 340.00 FEET; THENCE  
(LEAVING SAID CENTERLINE) NORTH  $88^{\circ} 05' 15''$  EAST, 1257.60 FEET MORE OR  
LESS TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 14; THENCE SOUTHERLY  
ALONG SAID RIGHT-OF-WAY LINE 370 FEET MORE OR LESS TO A POINT WHICH BEARS  
NORTH  $89^{\circ} 00' 00''$  EAST FROM THE POINT OF BEGINNING; THENCE SOUTH  $29^{\circ} 00' 1$   
 $00''$  WEST 1308.57 FEET MORE OR LESS TO THE POINT OF BEGINNING;

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, THE  
CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY 14, WHICH POINT  
IS SOUTH  $11^{\circ} 21' 50''$  WEST (WASHINGTON COORD. SYSTEM, SOUTH ZONE), 4030.75  
FEET FROM AN IRON PIPE AT 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 130.38 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 1043.34 FEET; THENCE ALONG THE ARC OF A 400 FOOT RADIUS  
CURVE TO THE LEFT FOR AN ARC DISTANCE OF 191.90 FEET; THENCE NORTH  $50^{\circ}$   
 $25' 00''$  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  $1^{\circ}$   
 $13' 00''$  WEST 410.32 FEET; THENCE ALONG THE ARC OF A 300 FOOT RADIUS  
CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 219.30 FEET; THENCE NORTH  $40^{\circ}$   
 $40' 00''$  EAST 483.71 FEET; THENCE ALONG THE ARC OF A 153.195 FOOT RADIUS  
CURVE TO THE LEFT FOR AN ARC DISTANCE OF 38.64 FEET; THENCE NORTH  $26^{\circ} 13'$   
 $00''$  EAST 274.54 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO  
THE LEFT FOR AN ARC DISTANCE OF 69.41 FEET; THENCE NORTH  $6^{\circ} 20' 00''$  EAST  
143.54 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT  
FOR AN ARC DISTANCE OF 77.95 FEET; THENCE NORTH  $80^{\circ} 47' 00''$  EAST 252.77  
FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT FOR AN  
ARC DISTANCE OF 98.61 FEET; THENCE SOUTH  $5^{\circ} 03' 00''$  EAST 342.17 FEET TO  
CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AND THE TERMINUS OF SAID RIGHT-OF-  
WAY CENTERLINE, SAID POINT BEING SOUTH  $44^{\circ} 12' 44''$  EAST 2029.73 FROM THE  
NORTHWEST CORNER OF SAID SECTION 16.