

## SKAMANIA COUNTY TITLE COMPANY

P O BOX 277  
STEVENSON, WASHINGTON 98640  
(509) 427-5711

SKAMANIA COUNTY

PRELIMINARY COMMITMENT FOR TITLE INSURANCE  
Washington Land Title Association Form

Transamerica Title Insurance Company  
Hazel Dell Branch  
7606 N. E. Hazel Dell Avenue  
Vancouver, Washington 98665

Your Order No.

Our Order No. 7026

	Amount	Premium	Sales Tax	Total
( ) Owner's standard coverage				
(X) Purchaser's standard coverage	\$175,000.00	\$534.00	\$24.03	\$558.03
( ) Mortgage's standard coverage				
( ) Mortgage's ALTA coverage				
( ) Tax Registration				
( )				

Total \$558.03

Date: this twenty-first day of August, 1975, at eight o'clock a. m.

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in

PETER J. FUNK, J. D. ZIMMERMAN, DONALD JOST, JONIE PETERS,  
ARNOLD NICKEL and H. B. KLASSEN, partners doing business  
as COLUMBIA RIVER ESTATES;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By

*Robert J. Balveson*  
Title Officer

## Description:

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

Tract No. 1 of COLUMBIA RIVER ESTATES as more particularly shown on a survey thereof recorded at page 364 of Book J of Miscellaneous Records, under Auditor's File No. 75656, Records of Skamania County, Washington; said real property being a portion of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 22, and the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section 23, Township 2 North, Range 6 E. W. M.; and

- continued -

NOTE: Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.



## PRELIMINARY COMMITMENT FOR TITLE INSURANCE

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DESCRIPTION:  
continued

Parcel A: Beginning at the northwest corner of the East Half of Section 22, Township 2 North, Range 6 E. W. M.; thence south  $86^{\circ} 48' 51''$  east along the north line of said Section 22, 1,935 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 E $\frac{1}{2}$  of Section 22 which is 1,934 feet, more or less, from the southwest corner of said E $\frac{1}{2}$  of Section 22; thence north  $89^{\circ} 21' 31''$  west along the south line of said E $\frac{1}{2}$  of Section 22 1,060 feet, more or less, to the centerline of Woodard Creek; thence northwesterly along the centerline of Woodard Creek to the west line of the E $\frac{1}{2}$  of said Section 22; thence north  $01^{\circ} 34' 37''$  east along the west line of said E $\frac{1}{2}$  3,440 feet, more or less, to the point of beginning; and

Parcel B: Beginning at the southwest corner of the West Half of the Southeast Quarter (W $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section 22, Township 2 North, Range 6 E. W. M.; thence south  $89^{\circ} 21' 31''$  east along the south line of said W $\frac{1}{2}$  of the SE $\frac{1}{4}$  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 W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 22; thence south  $01^{\circ} 34' 37''$  west along the said west line 1,900 feet, more or less, to the point of beginning.

## EXCEPTIONS:

1. Tax Lot Nos. 2-6-2900 and 2-6-23-B-100. General taxes for the second half of 1975 assessed against the real estate under search and other property amounting to \$348.75 are unpaid but not delinquent. General taxes for the first half of 1975 and for all prior years are paid in full.
2. Lien of real estate excise tax upon any sale of said premises, if unpaid.
3. A transmission line easement 300 feet in width granted to the United States of America for the Bonneville Power Administration's North Bonneville-Vancouver transmission line by deed dated January 9, 1942, and recorded January 12, 1942, at page 569 of Book 28 of Deeds, under Auditor's File No. 31239, Records of Skamania County, Washington.
4. Easements and rights of way for public roads including Road "D" as shown on a survey recorded at page 364 of Book J of Miscellaneous Records, under Auditor's File No. 75656, Records of Skamania County, Washington.
5. The interest of Joe Zumstein, Jr. as disclosed by the application for title insurance. If Joe Zumstein, Jr. is a married man the company will require any real estate contract to be signed by his wife.

RJS:vm

1975

D

COUNTY

4500

11/16/63

C. C. W.

1/18/72

TOTAL

BOOK F

PAGE 585

975 Tax Pmt  
Amount

R R



REAL ESTATE TAX STATEMENT  
1975 Treasurer's Office, Skamania County 1975  
STEVENSON, WASHINGTON

TAXES BECOME DUE FEBRUARY 15 TO APRIL 30.

No hold on credit after April 30

SECOND HALF PAYABLE BY OCTOBER 2, 1970

Tax Under \$1000 Must Be Paid in Full

**Checks Subject to Collection**

PAID  
OCT 28 1975

Kay Wright, Treas.  
SKAMANIA COUNTY  
4501

Receipt No.

Columbia River Estates 2-6-23-B-100  
% H. B. Klassen  
Box 367  
Reedley, Calif. 93654

Make Remittance Payable to:  
Treasurer, Skamania County  
Stevenson, Washington 98648

Paid by Yin <sup>1</sup> 4500

Legal payment exists only when check clears bank.

[illegible]

## SYNOPSIS OF LAW

ALL or ONE HALF of both Real and Personal taxes must be paid by April 15th, if not the ENMHE amount becomes delinquent and must be paid in full.

ALL DELINQUENT TAXES bear interest from the date of delinquency per annum from the date of delinquency until paid.

Examining your tax statements carefully. You are ultimately responsible for payment on wrong returns.

\* If you own this property, for the most current and complete information, please contact the office listed below.

After a period of 5 days, the cells were fixed with 2.5% glutaraldehyde, washed with PBS, and then fixed with 1% osmium tetroxide. The fixed cells were then processed to obtain ultrathin sections of the cells. The ultrathin sections were stained with lead citrate and uranyl acetate, and then examined by transmission electron microscopy.

for State, County, School, Road, Municipal and Year  
1975 or property assessed January 1, 1975 also for  
Forest Patrol and all assessments.

[illegible]

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Columbia River Estates 2-6-2900  
% H.B. Klassen  
Box 367  
Reedley, Calif. 93654

2-6-2900  
Deed Ref. 61-274  
Less land sold

S22-T2-R6  
S23-T2-R6

Tax Code #35

1975 Treasurer's Office, Skamania County, 1975

TAXES BECOME DUE FEBRUARY 15 TO APRIL

No half payment after April 30.

**Tax Under \$10.00 Must Be Paid in Full**  
**Checks Subject to Collection**

Kay Wright, Treas.

SKAMANIA COUNTY

Make Remittance Payable to:

Treasurer, Skamania County  
Stevenson, Washington 98648

Receipt No.

4500

Paid by OK 26000 Pail Ram Eads on Limited Bal 16

Legal payment exists only when check clears bank.

Ch 14637 of Jan Junction Log 3 Log C on  
ank. Ch 14638 of Jan Junction Log 3 Log C on  
- 18412

[illegible]

ALL or ONE-HALF of both Real and Personal Taxes must be paid by April 30th, if not the FUTURE amount becomes delinquent and must be paid in full.

ALL DELINQUENT TAXES bear penalty, at the current rate per annum from the date of delinquency until paid.

Examine your tax statement carefully. The office is not responsible for payments made by you.

If you own other property for which you did not receive a tax statement please contact this office immediately.

After expiration of 5 years from date of the order, when any property remains on the tax roll the County Treasurer shall proceed to issue certificates of delinquency to the County, and shall thereupon proceed to foreclose the same in the name of the County, the tax liens certified on such property.

For State, County, School, Road, Municipal and Year  
1975 on property assessed January 1, 1974, also for  
Forest Patrol and all assessments.

County Assessor, Quinsigamond, and the  
he sits in the County Assessor's

BOOK 1  
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KJ51vii