

FILED FOR RECORD AT REQUEST OF

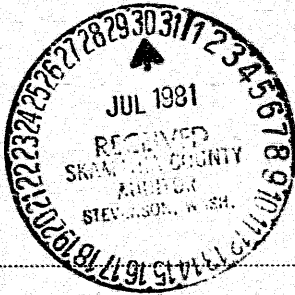
92859

WHEN RECORDED RETURN TO

Name **TALMO, INC.**

Address **P.O. Box 401**

City, State, Zip **Gig Harbor, Wa. 98335**



THIS SPACE PROVIDED FOR RECORDER'S USE:
STATE OF WASHINGTON)
COUNTY OF SKAMANIA) SS
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
W. H. Stevenson
OF Skamania County, Wa.
DATE July 30, 81
FILED IN SKAMANIA) WASH
BY W. H. Stevenson)
AUDITOR
DEPUTY

#2408
#1640CL

Statutory Warranty Deed

THE GRANTOR : **ELIZABETH BOND STARKER**, as her separate estate

for and in consideration of **TEN DOLLARS** and other valuable considerations

in hand paid, conveys and warrants to **TALMO, INC.**, a Washington corporation

the following described real estate, situated in the County of **SKAMANIA**

, State of Washington

TRANSACTION EXCISE TAX

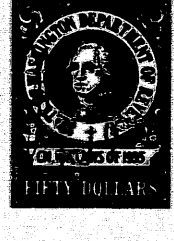
JUL 30 1981

Amount Paid **\$ 7.75**

8355

SEE HERETO ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
EXCEPTIONS AND CONDITIONS TO THIS STATUTORY WARRANTY DEED

Registered
Indexed, Dir
Indirect
Recorded
Mailed



This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated **October 29**, 19 **79**, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on

November 1, 1979

, Rec. No. **7175**

Dated **June 23 May 12**, 19 **81**

Elizabeth Bond Starker
Elizabeth Bond Starker

OREGON
STATE OF **WASHINGTON**
COUNTY OF **Benton**

SS.

STATE OF
COUNTY

On this day personally appeared before me
Elizabeth Bond Starker
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that **she** signed the same as **her** free and voluntary act and deed, for the purposes therein mentioned.

On this before me,
ington, dul
and
to me know
respectively
the said ins
ation, for ti

affixed is the
Witness
above writt

GIVEN under my hand and official seal this
23rd day of **May**, 19 **81**

Notary Public in and for the State of **Oregon**
ington, residing at **Corvallis, Oregon**



Transaction in compliance with County sub-division ordinances.
Skamania County Assessor - By: **W. H. Stevenson**

This Exhibit "A" is to be attached to and made a part of that certain Statutory Warranty Deed dated ~~July 23~~ 1981 wherein ELIZABETH BOND STARKER, as her separate estate appears as the Grantor and TALMO, INC., a Washington corporation appears as the Grantee.

LEGAL DESCRIPTION:

The South half of Section 9; the West half of the Northeast quarter; the North half of the Southeast quarter; the South half of the Northwest quarter and Government Lots 1, 8 and 9, in Section 16; all in Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington;

EXCEPT the strips of land acquired prior to April 20, 1976, by deed and by condemnation by the United States of America for Bonneville Power Administration's electric power transmission lines and easements for access roads appurtenant thereto, and EXCEPT the following described interest therein:

That portion of Government Lots 8 and 9 of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at a point marking the intersection between the center of Greenleaf Creek and the South line of said Government Lot 9, said point being located on the North line of the B.B. Bishop Donation Land Claim; thence following the center of Greenleaf Creek in a Northeasterly direction to a point in the said Government Lot 8 North 430 feet from the North line of the said Bishop Donation Land Claim; thence Westerly parallel to and 430 feet distant from, the North line of the said Bishop Donation Land Claim to intersection with the West line of the said Government Lot 9; thence South to the North line of said Bishop Donation Land Claim; thence Easterly along the North line of said Bishop Donation Land Claim to the point of beginning;

EXCEPT that portion thereof lying Westerly of the natural gas pipeline constructed by Pacific Northwest Pipeline Corporation.

EXCEPTIONS AND CONDITIONS:

1. SUBJECT TO Reservations of oil, gas, coal, ores, minerals and fossils under the terms of the Deed recorded in Book "P", page 509, Deed Records of Skamania County and as qualified by R.C.W. 79.12.410, 79.36.010, 79.36.240.

2. SUBJECT TO Easement and the terms and conditions thereof:
Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose: right of way for a pipeline for the transportation of oil, gas and the products thereof
Dated: December 14, 1955
Recorded: February 6, 1956
Recorded at: Pages 104 and 111, Book 41 of Deeds

Said Easement amended by instrument recorded August 1, 1977 under Auditor's File No. 84534, Volume 73, Page 153.

3. SUBJECT TO Easement and the terms and conditions:
Grantee: State of Washington
Purpose: Road Easement
Dated: January 3, 1977
Recorded: January 25, 1977
Recorded at: Book 72, Page 105, Deed Records

Said easement amended by instrument recorded July 16, 1979, under Auditor's No. 88967, Volume 76, Page 837.

4. SUBJECT TO Easement and the terms and conditions thereof:
Grantee: Northwestern Electric Company, a corporation
Purpose: Electric power transmission line
Recorded: September 19, 1912
Recorded at: Volume "O", Page 85

5. SUBJECT TO Easement and the terms and conditions thereof:
Grantee: Eldon D. Stroup and Mary L. Stroup
Purpose: Road Easement
Dated: January 3, 1977
Recorded: February 8, 1977
Recorded at: Book 72, Page 243, Deed Records

6. SUBJECT TO Easement and the terms and conditions thereof:

Grantee:

Purpose:

United States of America and its assigns
Permanent easement and right of way for the following purposes: the right to enter and to clear of timber and brush; the right to grade, level, cut, fill, drain, surface, maintain, repair and rebuild a road and such culverts, bridges, turnouts, retaining walls, or other appurtenant structures as may be necessary; and the right to use said road on, over and across the land embraced within the right of way

Area Affected:

Northwest quarter of the Northeast quarter of Section 16, Township 2 North, Range 7 East, W.M.

Dated:

June 29, 1961

Recorded:

February 2, 1962

Recording No.:

59476, Book 49, Page 380

7. SUBJECT TO Easement and the terms and conditions thereof:

Grantee:

Purpose:

State of Washington, Department of Game
Permitting access by said Department and the public to that portion of Kidney Lake Located with the Bonneville-Coulee right of way; and also the right, license, and privilege to develop, maintain and use one acre of land to provide adequate boat launching and car parking facilities

Area affected:

A portion of said premises

Dated:

December 28, 1961

Recorded:

January 8, 1962

Recording No:

59363, Book 49, Page 339

8. SUBJECT TO Easement and the terms and conditions thereof:

Disclosed by:

Instrument recorded under Recording No. 90135
Volume 77, Page 747

Purpose:

Right of entry over, across and along said B.P.A. right of way and keep the same clear of brush timber, structures and fire hazards, provided that fire hazards shall not be interpreted to include any growing crops other than trees

9. SUBJECT TO Lease and permit to remove rock, dated May 23, 1975 between Seller's predecessor in interest, as Lessor and Kenneth W. Peterson, as Lessee and as supplemented and amended on May 24, 1976 and in October 1979, with a term extending to December 31, 1996, and all of the terms and provisions thereof, as disclosed by instrument recorded in Volume 77, Page 487, Auditor's File No. 89876.

10. SUBJECT TO The lands described herein have been classified as: Timber land disclosed by notice recorded in Volume 77, page 487, and are subject to the provisions of R.C.W. 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.
NOTE: Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form by the new owner and submission to the County Assessor within 60 days of such sale.

11. SUBJECT TO Record of Reforestation Requirements

By:

Talmo, Inc.

Application No:

N-11-01645

Recorded:

December 23, 1980

Recording No.:

91807, Volume 79, Page 122.
