



94931
PIONEER NATIONAL
TITLE INSURANCE

A TICOH COMPANY

Filed for Record at Request of:

AFTER RECORDING MAIL TO:

T. TURNER POPE, III & ASSOCIATES, P.C.

763 San Felipe, Suite 103

Houston, Texas 77063

Attn: Bruce M. Partain

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) SS.
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING IS BY
T. TURNER POPE III & ASSOC PC
OF HOUSTON, TEXAS
AT 11:30 A.M. OCT 27 1982
WA 81
OF DEED 652
RECORDED OCT 27 1982
J. M. Olson
AUDITOR



Quit Claim Deed

THE GRANTOR, MARK LYNN BAUSCH

and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration and as per that certain Decree of Divorce, NO. 82-31753, in the 31st District Court, of Harris County, Texas, conveys and quit claims to SANDRA JANE BAUSCH

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

State of Washington including any interest therein which grantor may hereafter acquire

said property being described in Exhibit "A" which is attached hereto and incorporated herein for all purposes.

No.

EXHIBIT A

OCT 27 1982

Amount Paid \$10.00

Skamania County Treasurer

By *Mark Lynn Bausch*

Dated this

day of August, 1982.

Mark Lynn Bausch
MARK LYNN BAUSCH

(SEAL)

(SEAL)

TEXAS
STATE OF WASHINGTON
County of HARRIS

On this day personally appeared before me

MARK LYNN BAUSCH

known to be the individual described in and who executed the within and foregoing instrument, and

acknowledged that he signed the same as his free and voluntary act and deed, for the

uses and purposes therein mentioned

GIVEN UNDER my hand and Official Seal

Registered

244

August 1982.

Andrea M. Niles

Notary Public in and for the State of Texas

My Commission Expires 10/9/85

Transaction in compliance with County sub-division ordinances.
Skamania County Assessor - By: *JLD*

EXHIBIT "A"

The real estate situated in the County of Skamania, State of Washington; a tract of land in the Jos. Robbins D.L.C. in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the northwest corner of the Robbins D.L.C. aforesaid: thence east 20 chains, thence south 20 chains; thence west 20 chains; thence north 20 chains to the point of beginning;

EXCEPT that portion thereof lying southerly of County Road No. 3036 designated as the Berge Road;

EXCEPT the following described tract: Beginning at the northwest corner of the Robbins D.L.C. aforesaid: thence east 607.8 feet; thence south $01^{\circ} 51'$ west 763.8 feet to the centerline of the county road known and designated as the Berge Road; thence along the centerline of said road south $64^{\circ} 36'$ west 552.8 feet; thence westerly along the centerline of said road on a 30° curve to the right 90 feet to the west line of the Robbins D.L.C.; thence north along said west line 1,021.4 feet to the point of beginning;

AND EXCEPT the following described tract: Beginning at the northwest corner of the Robbins D.L.C. aforesaid: thence east 20 chains; thence south to intersection with the centerline of the county road known and designated as the Berge Road, said point being the initial point of the tract hereby excepted; thence westerly following the centerline of said road 416 feet; thence north 238 feet; thence easterly parallel to the centerline of said road to a point north of the initial point; thence south 238 feet; more or less, to the initial point;

AND SUBJECT TO easements and rights of way for public roads over and across the above described real property.

AUG 1982

Cause No. 82-31753

IN THE MATTER OF THE
MARRIAGE OFMARK LYNN BAUSCH AND
SANDRA JANE BAUSCHIN THE DISTRICT COURT OF
HARRIS COUNTY, TEXAS
311TH JUDICIAL DISTRICTDECREE OF DIVORCE

On the 25th day of August, 1982, Petitioner, SANDRA JANE BAUSCH, appeared in person and by attorney and announced ready for trial.

Respondent, MARK LYNN BAUSCH, waived issuance and service of citation by waiver duly filed and did not otherwise appear.

The Court, having examined the pleadings and heard the evidence and argument of counsel, finds that all necessary residence qualifications and prerequisites of law have been legally satisfied and that this Court has jurisdiction of all the parties and the subject matter of this cause, and that the material allegations contained in Petitioner's pleadings are true. A jury was waived and all matters and controversy, including questions of fact and of law, were submitted to the Court. All persons entitled to citation were properly cited.

The making of a record of testimony was waived by the parties with the consent of the Court.

IT IS DECREED that SANDRA JANE BAUSCH, Petitioner, and MARK LYNN BAUSCH, Respondent, be and they are hereby divorced.

The Court finds that there is no child of the marriage of Petitioner and Respondent and that none is expected.

The Court finds that Petitioner and Respondent have entered into an agreement for division of their estate and that the agreement is just and right.

IT IS DECREED that the agreement of Petitioner and Respondent for the division of their estate be and is approved. Pursuant to the terms of the agreement between Petitioner and Respondent,

IT IS DECREED that the estate of the parties be divided as follows:

Petitioner is awarded as Petitioner's sole and separate property, and Respondent is hereby divested of all right, title, and interest in and to such property:

1. Petitioner, SANDRA JANE BAUSCH, is awarded as her sole and separate property the real property and improvements thereon located at the North 1/2 of the East 100 feet of Lot 20, Block 1, Northend Country Estates, as per plat recorded in Volume 28 of Plats, Page 37, of the Real Property Records of King County, of the State of Washington, with a street address of 18009 10TH Ave. N.E., Seattle Washington. Petitioner is awarded all funds derived from the sale of the previously mentioned property to Mr. William Riffin and Barbara G. Riffin, his wife. Petitioner, SANDRA JANE BAUSCH, assumes the sole responsibility for the payment of the Deed of Trust in favor of Family Savings and Loan Association. The Respondent, MARK LYNN BAUSCH, is divested of all right, title, and ownership in the previously described property and is relieved of all responsibilities under the terms of the Deed of Trust existing against the property in favor of Family Savings and Loan Association recorded in the Real Property Records of King County, Washington.
2. Petitioner, SANDRA JANE BAUSCH, is awarded the real property described in Exhibit "A" which is attached hereto and incorporated herein for all purposes. Said property is approximately 8.8 acres and is located in Skamania County, Washington. Petitioner, SANDRA JANE BAUSCH, assumes the sole responsibility for the payment of any lien outstanding against said property. Respondent, MARK LYNN BAUSCH, is divested of all right, title, or ownership in the 8.8 acres located in Skamania County, Washington and more particularly described in Exhibit "A" which is attached hereto and incorporated herein.
3. Petitioner, SANDRA JANE BAUSCH, is awarded a one-half undivided interest to be held as a cotenant with the Respondent in the 60 acre tract of real property located in Skamania County, Washington, more particularly described in Exhibit "B" which is attached hereto and incorporated herein for all purposes. Petitioner shall retain an undivided interest in the timber, minerals, and any improvements located within the tract of land described in Exhibit "B" as a cotenant with the Respondent. Petitioner, SANDRA JANE BAUSCH, is relieved of any liability for the payment under the terms of a certain real estate contract entered into by Petitioner and Respondent with Lester C. Bausch and Pearl M. Bausch, on or about the 1st day of September, 1973. Said real estate contract is recorded in Book 66 Page 319 of the County Clerk Records of Skamania County, Washington. The Respondent, MARK LYNN BAUSCH, assumes the sole responsibility for the payment of all monies due under the terms of the real estate contract previously described and recorded in Book 66 Page 319

of the County Clerk Records of Skamania County, Washington.

4. The 1981 Subaru, automobile, with Texas License No. YWX916, vehicle identification No. JF1AF21B5BA124797. The Respondent, MARK LYNN BAUSCH, assumes all liability for the lien against said automobile held by Ford Motor Credit Corporation. Upon the payment in full of this lien, the Respondent, MARK LYNN BAUSCH, shall release the title to said automobile and transfer said title to the Petitioner, SANDRA JANE BAUSCH.
5. A one-half interest in the limited partnership created through Consolidated Capitol for investments in the Garden Apartments. Said limited partnership interest was created through BACHE HALSEY STUART SHIELDS, INC. and presently exists under the name of the Respondent, MARK LYNN BAUSCH.
6. Petitioner is awarded all household furnishings, appliances, fixtures, of the parties except for those certain items which are listed below and awarded to the Respondent.
7. Petitioner is awarded all wearing apparel, jewelry, and other personal property in Petitioner's possession or subject to Petitioner's control.
8. Any and all sums of cash in possession of or subject to the control of Petitioner, including money on account in banks, savings institutions, or other financial institutions, which accounts stand in Petitioner's name or from which Petitioner has the right to withdraw funds or which are subject to Petitioner's control.
9. The sum of \$2,000 cash to be paid to the Petitioner by Respondent on the date that the divorce is granted by the Court. If said \$2,000 is not paid timely, Petitioner shall have a Judgment against Respondent for which let execution issue if not timely paid.
10. Any and all policies of life insurance insuring Petitioner's life.
11. Any and all insurance, pensions, retirement benefits, or other benefits arising out of Petitioner's employment.

Pursuant to the agreement of the parties, Respondent is awarded the following as Respondent's sole and separate property, and Petitioner is hereby divested of all right, title, and interest in and to such property:

1. Respondent, MARK LYNN BAUSCH, is awarded a one-half undivided interest, to be held as a cotenant with the Petitioner in the 60 acre tract of real property located in Skamania County, Washington, more particularly described in Exhibit "B" which is attached hereto and incorporated herein for all purposes. Respondent shall retain an undivided interest in the timber, minerals, and any improvements located within the tract of land

2373000 10

described in Exhibit "B" as a cotenant with the Petitioner. Respondent, MARK LYNN BAUSCH, assumes all liability and responsibility for payment under the terms of a certain real estate contract entered into by Petitioner and Respondent with Lester C. Bausch and Pearl M. Bausch, on or about the 1st day of September, 1973. Said real estate contract is recorded in Book 66 Page 319 of the County Clerk Records of Skamania County, Washington. The Respondent, MARK LYNN BAUSCH, assumes the sole responsibility for the payment of all monies due under the terms of the real estate contract previously described and recorded in Book 66 Page 319 of the County Clerk Records of Skamania County, Washington.

2. The 1982 Datsun B210 automobile, Texas License No. XNR783. The Respondent, MARK LYNN BAUSCH, assumes all liability for the lien against said automobile held by the Sea First Bank of Seattle, Washington. The Petitioner is relieved of all liability arising under the terms of said lien and the Respondent agrees to indemnify and hold the Petitioner harmless from any liability arising from said lien.
3. A one-half interest in the limited partnership created through Consolidated Capitol for investments in the Garden Apartments. Said limited partnership interest was created through BACHE HALSEY STUART SHIELDS, INC. and presently exists under the name of the Respondent, MARK LYNN BAUSCH.
4. Respondent shall be awarded the sofa and matching love-seat, skis, bicycle, short-wave radio, large dresser with mirror, and bed.
5. All wearing apparel, jewelry, and other personal property in Respondent's possession or subject to Respondent's control.
6. Any and all sums of cash in possession of or subject to the control of Respondent including money on account in banks, savings institutions, or other financial institutions which accounts stand in Respondent's name or from which Respondent has a right to withdraw funds or which are subject to Respondent's control.
7. Any and all policies of life insurance insuring Respondent's life.
8. Any and all insurance, pensions, retirement benefits, and other benefits arising out of Respondent's employment with Aramco Services Company.

IT IS DECREED that Respondent shall pay as a part of the division of the estate of the parties, the following debts and obligations and shall indemnify and hold Petitioner harmless from any failure to discharge such debts and obligations.

1. VISA credit card bill.
2. All medical bills incurred by the parties prior to the date the divorce is granted.

3. Any and all sums arising from the storage of the parties' furniture in Houston prior to the date the divorce is granted.

4. Any and all sums of money which are not covered by the Respondent's automobile liability insurance which the Respondent may be responsible for as a result of his involvement in an automobile collision on or about the 31st day of July, 1982 in New Braunfels, Texas.

IT IS DECREED that Petitioner and Respondent shall be equally responsible for the payment of all federal income taxes that are due and payable by either Petitioner or Respondent by reason of income earned by either party prior to the date of entry of this Decree of Divorce to the extent that such tax liability exceeds monies withheld from earnings prior to the entry of this Decree of Divorce. Each party shall bear his or her own liability for taxes on income earned after the date of entry of this Decree.

IT IS DECREED that, should the parties' federal income tax return for 1981 or for any prior year result in a refund of taxes, Petitioner shall receive such refund.

IT IS DECREED that Petitioner and Respondent shall execute all instruments necessary to effect this Decree and that Petitioner and Respondent have all appropriate and necessary writs, execution and process as many and as often as is necessary to accomplish the execution and final disposition of this judgment.

All costs of court expended in this cause are judged against the party by whom incurred for which let execution issue if not timely paid.

IT IS DECREED that all relief requested in this cause and not expressly granted herein be and is hereby denied.

SIGNED this 25th day of Aug, 1982.

[Signature]
JUDGE PRESIDING

APPROVED AS TO FORM AND CONTENT:

Sandra J. Bausch
SANDRA JANE BAUSCH

T. TURNER POPE, III & ASSOCIATES, P.C.

By: Bruce M. Partain
BRUCE M. PARTAIN
Texas Bar No. 15548400
7763 San Felipe, Suite 103
Houston, Texas 77063
(713) 266-0835

Mark Lynn Bausch
MARK LYNN BAUSCH

13
v. 2373

EXHIBIT "A"

The real estate situated in the County of Skamania, State of Washington, a tract of land in the Jos. Robbins D.L.C. in Section 27, Township 1 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the northwest corner of the Robbins D.L.C. aforesaid; thence east 20 chains; thence south 20 chains; thence west 20 chains; thence north 20 chains to the point of beginning;

EXCEPT that portion thereof lying southerly of County Road No. 3036 designated as the Berde Road;

EXCEPT the following described tract: Beginning at the northwest corner of the Robbins D.L.C. aforesaid; thence east 607.8 feet; thence south $01^{\circ} 51'$ west 785.5 feet to the centerline of the county road known and designated as the Berde Road; thence along the centerline of said road south $64^{\circ} 36'$ west 552.8 feet; thence westerly along the centerline of said road on a 30° curve to the right 90 feet to the west line of the Robbins D.L.C.; thence north along said west line 1,021.4 feet to the point of beginning;

AND EXCEPT the following described tract: Beginning at the northwest corner of the Robbins D.L.C. aforesaid; thence east 20 chains; thence south to intersection with the centerline of the county road known and designated as the Berde Road, said point being the initial point of the tract hereby excepted; thence westerly following the centerline of said road 416 feet; thence north 238 feet; thence easterly parallel to the centerline of said road to a point north of the initial point; thence south 238 feet; more or less, to the initial point;

AND SUBJECT TO easements and rights of way for public roads over and across the above described real property.

2373

EXHIBIT "B"

Beginning at the northeast corner of the Joseph Robbins D. L. C.; thence east 607.8 feet; thence south 222.5 feet to the center of the county road designated as the Kelly-Henke Road; thence along the corner of said road south $64^{\circ} 35'$ west 552.8 feet; thence along the corner of said road on a 30° curve to the right 90 feet to the west line of the section 27; thence north along said west line 1,021.4 feet to the point of beginning; ALSO bearing to lots 1, 4 and 5, and the North Half of the Northeast Quarter ($16\frac{1}{2}$ NE $\frac{1}{4}$) of Section 27, Township 3 North, Range 8 E. W. M.; EXCEPT a strip of land 300 feet in width acquired by the United States of America for pipeline purposes and tracts conveyed to Long Bell, James Langney and Leslie O. Shepardson et ux. by deeds recorded at pages 424 and 425 of Book 81 of Records, Records of Skamania County, Washington; and EXCEPT that portion lying easterly of the centerline of the county road known as the Kelly-Henke Road.

SAVE AND EXCEPT

A parcel of property in Section 27, Township 3 North, Range 8 E. W. M., described as follows: beginning at a point 1660.7 feet south and 1621.20 feet west of the north-east corner of the said Section 27, said point being in conformance with a survey by Olson Engineering dated November, 1974; thence south $17^{\circ} 33' 30''$ west 394.4 feet; thence south $52^{\circ} 43' 40''$ east 196 feet, more or less, to the centerline of Kelly-Henke Road; thence northwesterly along said centerline 450 feet, more or less, to a point that bears south $67^{\circ} 16' 51''$ east from the point of beginning; thence north $67^{\circ} 15' 51''$ west 164 feet, more or less, to the point of beginning; said tract containing two acres, more or less;

TOGETHER WITH and SUBJECT TO easements for the existing water pipelines connecting with the Public Utility District wells; and SUBJECT TO easements and rights of way for the Kelly-Henke Road.

2373-15

Unofficial Copy

1981 662

STATE OF TEXAS
COUNTY OF HARRIS

I, Ray Hardy, District Clerk of Harris County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record, now in my lawful custody and possession as appears of record in Vol. 323 Page 3, Minutes of said court on file in my office.

Witness my official hand and seal of office, this
SEP 22 1982

RAY HARDY, DISTRICT CLERK
Harris County, Texas

By _____ Deputy

S. Klawinsky