

Filed for Record at Request of
Clark County Title Company
AFTER RECORDING MAIL TO:

Name MICHAEL S. PERKINS

Address 1513 N.E. 154TH ST.

City, State, Zip VANCOUVER, WA 98686

Escrow number: 23745CF

This Space Reserved For Recorder's Use:

FILE RECORD
BY CLARK COUNTY TITLE

AUG 1 12 33 PM '91

Registered P
Indexed P
Filed 9/2/91
Mailed

(FULFILLMENT)

Statutory Warranty Deed

THE GRANTOR DEBORAH E. GOWEY, personal representative for the Estate of EVA M. KRIEGER

for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT

in hand paid, conveys and warrants to MICHAEL S. PERKINS AND LORENE D. PERKINS, husband and wife

the following described real estate, situated in the County of SKAMANIA, State of Washington:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART THEREOF.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated 19____, 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 Excise Tax was paid on this sale or stamped exempt on

, Rec. No. 14126

Dated this 05 day of February, 1991

By X Deborah E. Govey, executrix By N/A
DEBORAH E. GOWEY

By _____ By _____

STATE OF Washington } ss
COUNTY OF King

I certify that I know or have satisfactory evidence that Deborah E. Govey
is the person who appeared before me, and said person acknowledged that
she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: February 7, 1991



Edward A. Govey
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 9/1/91

File No. 23745

Exhibit A

Lot 2 of the Krieger Short Plat, as recorded in Book 3 of Short Plats, on page 67, records of Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO AN EASEMENT for ingress, egress and utilities, more fully described as follows:

BEGINNING at a point on the East line of the Northwest quarter of the Southwest quarter of said Section 33 that is South $01^{\circ}34'41.6''$ West 156.068 feet from the Northeast corner of the Northwest quarter of the Southwest quarter of said Section; thence South $48^{\circ}05'53.4''$ West 248.221 feet to a point; thence South $41^{\circ}39'00.7''$ West 212.636 feet to a point on a 10.00 foot radius curve to the left; thence along said curve to the left, through a central angle of $43^{\circ}20'30.3''$ an arc distance of 7.565 feet to the beginning of a reverse curve to the right, said curve being also a 45.00 foot radius cul-de-sac; thence along said cul-de-sac to the right, for an arc distance of 109.804 feet to a point; thence leaving said cul-de-sac and running South $60^{\circ}57'16.5''$ West, 75.722 feet to a point; thence North $25^{\circ}04'25.7''$ West, 20.048 feet to a point; thence North $60^{\circ}57'16.5''$ East, 74.033 feet to a point on the aforementioned 45.00 foot radius cul-de-sac, said point being an arc distance of 20.168 feet from the point of departure from said cul-de-sac; thence continuing along said cul-de-sac through a central angle of $101^{\circ}11'52.1''$ an arc distance of 79.481 feet to a point of reverse curvature; thence along said reverse curve to the left, through a central angle of $43^{\circ}20'30.4''$ having a radius of 10.00 feet, an arc distance of 7.565 feet to a point; thence North $41^{\circ}39'00.7''$ East 216.015 feet to a point; thence North $48^{\circ}05'53.4''$ East 308.499 feet to a point on the East line of the Northwest quarter of the Southwest quarter of said Section 33; thence South $01^{\circ}34'41.6''$ West, along the East line thereof, 82.689 feet to the point of Beginning and the terminus of this easement description.

ALSO TOGETHER WITH an easement for ingress, egress and utilities, 60 feet in width, the center line of which is described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 33; thence South $01^{\circ}34'41.6''$ West along the East line of the Northwest quarter of the Southwest quarter, 156.068 feet to the Point of Beginning of this center line description; thence North $48^{\circ}05'55.0''$ East 35.361 feet to the beginning of a 100.00 foot radius curve to the right; thence along said curve to the right, through a central angle of $44^{\circ}38'49.2''$ an arc distance of 77.924 feet to a point; thence South $87^{\circ}15'17''$ East, 8.939 feet to the center line of Salmon Falls Road and the terminus of this center line description, said easement being within that certain Road Easement granted in instruments recorded in Book 82, Page 185 and Page 187, records of Skamania County, Washington.

EXCEPT from said easement, any portion lying within Salmon Falls Road.