

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

AFFIDAVIT

Nov 8 11 39 AM '94

*P. Shaw*  
AUDITOR

GARY H. OLSON

BOOK 146 PAGE 943

TO: Whom it may Concern

RE: Baker/Shaw

121014

I, John C. Stanley, do hereby state that I am the President of Skamania County Title Company, and that I have been a Title Examiner for the past 26 years.

On numerous occasions, I have been called to testify in Court on Title Matters, and have been qualified as an Expert Witness.

Jack Baker and Diane Baker purchased a tract of land described as:

A Tract of land in the Northwest quarter of the Northeast quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

Beginning at a point 460 feet West of the Northeast corner of Government Lot 9 in said Section 1; thence South 236 feet; thence West 160 feet; thence North 126 feet; thence East 100 feet; thence North 110 feet; thence East 60 feet to the point of beginning, EXCEPT that portion lying within Vancouver Avenue.

The above parcel was originally divided by a Deed from C. W. Udell et ux., to R. D. Scales, recorded April 1, 1911 in Book N, page 113, Skamania County Deed Records, and there is a continuous chain of Title using the above description.

The Bakers had a survey done, and the survey showed an overlap with a parcel owned by Philip M. Shaw and Lynn P. Shaw.

I conducted a through Examination of the Records of Skamania on the Baker Property, the Shaw Property, and the other parcels surrounding the Baker property on the East and South, and have reached the following Conclusions.

Government Lot 9, in Section 1, was divided up into smaller parcels by C. W. Udell et ux., and by George Udell. The original Deed to the Baker parcel had a beginning point "30 feet South and 520 feet West of the Northeast corner of Lot 9". The original Deed to the Parcel on the East began: "30 feet South and 310 Feet West of the Northeast corner of said Lot"

There is a 30 foot gap between the Baker Tract as described and the North line of the Tract on the South as described in deed to George A. Young et al., recorded in Book 71, page 954, Skamania County Deed Records.

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2-7-1-1-500, 600

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Due to the pattern of how the adjoining parcels were divided up, it is my expert opinion that the deed in Book N, page 113, was in error and in fact the intent was to describe the tract as follows:

A Tract of land in the Northwest quarter of the Northeast quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

Beginning at a point 30 feet South and 460 feet West of the Northeast corner of Government Lot 9 in said Section 1; thence South 236 feet; thence West 160 feet; thence North 126 feet; thence East 100 feet; thence North 110 feet; thence East 60 feet to the point of beginning.

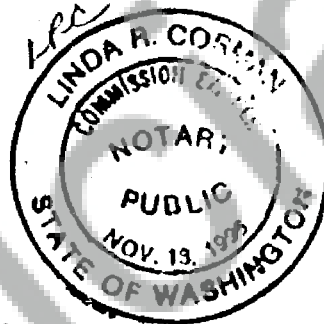
I hereby further state that with the above correction, the Baker property will fit perfectly with the record description of adjoining parcels on the East, South and West, without any overlap or gap between the boundaries as described in the conveyances of record.

I hereby state that the foregoing is true to the best of my knowledge.

Dated this 4th day of November 1994.

  
John C. Stanley

State of Washington  
County of Klickitat



Subscribed and sworn before me this 4th day of November 1994.

  
Linda Corman

Notary Public for Washington

Residing at Husum

My commission expires 11-18-96