

# QUIT-CLAIM DEED

STATUTORY FORM

121580

BOOK 148 PAGE 140

THE GRANTOR( ) Sandra Seager Sitzman  
of M.P. 0.32 R Frank Johns Rd. City of Stevenson  
County of Skamania Washington, for and in consideration of \$1.00

convey and quit-claim x to Michael Sweeney  
of Leet Rd. City of Hemlock  
County of Skamania State of Washington all interest in the following described Real Estate:

03-07-36-1-4-1600-00 (SEE ATTACHED, EXHIBIT "A")

M.P. 0.32 R Frank Johns Rd.  
Stevenson, Wa. 98645

CONVEYANCE IS BEING MADE  
IN LIEU OF FORFEITURE OF  
REAL ESTATE CONTRACT

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Auditor's file No. 117802

Recorded 10/29/93

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Sandra Seager Sitzman

FEB 2 3 35 PM '95

P. Johnson

AUDITOR  
GARY H. OLSON

Registered ☒  
Indexed, Dir ☒  
Indirect ☒  
Filed ☒  
Mailed ☒

situated in the County of Skamania State of Washington. Dated this 2 day of February 1995  
17156

*Sandra Seager Sitzman*  
Grantor

REAL ESTATE EXCISE TAX

FEB 03 1995

## NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON

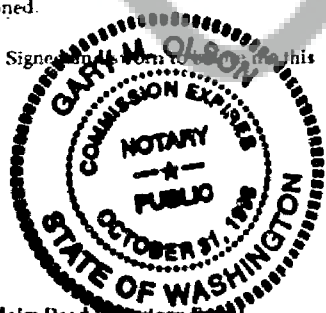
County of SKAMANIA

PAID BY  
*Gary Olson*  
SKAMANIA COUNTY TREASURER  
(INDIVIDUAL ACKNOWLEDGMENT)

I, GARY H. OLSON, Notary Public in and for the State of WASHINGTON, do hereby certify that on this 2 day of FEB 1995, personally appeared before me SANDRA SEAGER SITZMAN to me known to be the individual

described in and who executed the within instrument and acknowledged that SHE signed the same as HER free and voluntary act and deed for the uses and purposes herein mentioned.

Signed on this 2 day of FEB 1995



*Gary H. Olson*  
GARY H. OLSON

Notary Public in and for the State of WASHINGTON

My appointment expires: 10-31-96

A Tract of land located in Lot 12 of STEVENSON PARK ADDITION, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, more particularly described as follows:

Beginning at a point marking the intersection of the Westerly Right of Way line of the county road known and designated as Strawberry Road with the center line of the county road known and designated as Frank Johns Road; thence following the center line of the said Frank Johns Road North 42 degrees 44' West 189.13 feet; thence North 17 degrees 44' West 159.87 feet; thence North 19 degrees 18' West 21.3 feet to the initial point of the tract hereby described; thence North 19 degrees 18' West 125 feet; thence North 76 degrees 40' East to intersection with an unnamed creek and the Northeastorly line of the said Lot 12; thence following the Easterly line of the said Lot 12 in a Southeasterly direction to a point North 76 degrees 40' East of the initial point; thence South 76 degrees 40' West to the initial point;

EXCEPT right of way for said Frank Johns Road.

SUBJECT TO:

1. Easement for Pipeline, including the terms and provisions thereof, recorded September 14, 1910 in Book M, Page 412.
2. Rights of the Public in and to that portion lying within Road.
3. Rights of others thereto entitled in and to the continued uninterrupted flow of Vallett Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
4. Any adverse claims based upon the assertion that Vallett Creek, has moved.