



First American Title
Insurance Company

Filed for Record at Request of

Name Ted Gudith

Address _____

City and State _____

THIS SPACE PROVIDED FOR RECORDERS USE

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

APR 13 3 41 PM '95

P. Savary
AUDITOR
GARY M. OLSON

SC 19252

122059

Statutory Warranty Deed BOOK 149 PAGE 285
BOUNDARY LINE ADJUSTMENT

THE GRANTOR NATHAN COLTRANE

for and in consideration of FORTY THOUSAND AND 00/00

in hand paid, conveys and warrants to TED GUDITH, an unmarried person

the following described real estate, situated in the County of Skamania, State of Washington:
A parcel of land in situated in the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

The West 456.4 feet of said Southwest quarter of the Southwest quarter of the Southeast quarter as measured perpendicular to the West Line thereof. TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for road and utility purposes as described in that particular document recorded in Book 68, Pages 211-213 and in Book 148 at Page 6, Records of Skamania County.

SEE EXHIBIT "A" ATTACHED HERETO

THIS DESCRIPTION CONSTITUTES A BOUNDARY LINE ADJUSTMENT BETWEEN THE ADJOINING PROPERTY OF THE GRANTOR AND GRANTEE HEREIN AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF RCW 58.17 AND THE SKAMANIA COUNTY SHORT PLAT ORDINANCE. THE HEREIN DESCRIBED PROPERTY CANNOT BE SEGREGATED AND SOLD WITHOUT FIRST CONFORMING TO THE STATE OF WASHINGTON AND SKAMANIA COUNTY SUBDIVISION LAWS.

Dated April 3, 19 95

Nathan Coltrane
Nathan Coltrane

17285

Registered ☒
Indexed, Un ☒
Indirect ☒
Filed ☒
Mailed ☒

REAL ESTATE EXCISE TAX

APR 13 1995

PAID 512.00

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me

NATHAN COLTRANE

to me known (the person) described in and who executed the foregoing instrument, and acknowledged that he signed the same as _____, my hand and official seal this

Debi J. Barnum
Debi J. Barnum
Notary Public in and for the State of Washington, residing at
Camas

STATE OF WASHINGTON

COUNTY OF _____

On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____
to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

A parcel of land situate in the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania and the State of Washington, described more particularly as follows:

The West 456.4 feet of said Southwest quarter of the Southwest quarter of the Southeast quarter as measured perpendicular to the West line thereof; TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for road and utility purposes as described in that particular document recorded in Book 68, Pages 211-213 and in Book 148 at Page 6, Records of Skamania County.

SUBJECT TO:

1. Easement for Pipeline and the right to take water from a spring, including the terms and provisions thereof, conveyed to Charles M. Kiedrowski, by Deed recorded December 13, 1948, in Book 32, Page 254, Auditor's File No. 38717, Skamania County Deed Records.
2. Reservation of Easement for Ingress, Egress and Utilities, including the terms and provisions thereof, as set forth in deed recorded December 19, 1979, in Book 77, Page 700, Auditor's File No. 90087, Skamania County Deed Records.
3. Reservation of Easement, Minerals and rights to use and develop Springs, including the terms and provisions thereof, as contained in Deed from Remy W. Fulsher, Et. Ux., to the Catlin Gabel School, recorded December 11, 1980, in Book 79, Page 68, Auditor's File No. 91749, Skamania County Deed Records.
4. Easement to be granted through Tax Lot #1529 (5 acres) and Boundary Adjustment of 7 acres from Tax Lot 1801 and in turn Tax Lot #1801 (now 23 acres) and all future lots grants easement for Ingress, Egress and Utilities on Old Logging Road beginning in the Southwest corner of Tax Lot #1259 (now 12 acres) 120 feet North of South Boundary and Heading Easterly to cross Tax Lot #1529 East Boundary 140 feet North of South Boundary. Road continues through Tax Lot #1801 East and Northeasterly direction for 570 feet to intersection of Upper Old Logging Road 220 feet South of North Boundary then heads West for 460 feet till intersection of Tax Lot #1529 East Boundary 200 feet South of North Boundary.