

507 18435

WARRANTY DEED

State Route 14, Stevenson Two-way Couplet;
124291

BOOK 154 PAGE 905

The Grantors, John W. Cochran and Patsy Cochran, husband and wife, individually, and John W. Cochran, as a partner in Cochran Investments, a partnership, and Vivian M. Cochran, the surviving spouse of Ray L. Cochran, deceased, in consideration of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby convey and warrant to the State of Washington, the following described real estate situated in Skamania County, in the State of Washington, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington:

See Exhibit A attached hereto and made a part hereof

Also, the undersigned hereby request the Assessor and Treasurer of said county to set-over to the remainder of the above described Parcel "A" the lien of all unpaid taxes, if any, affecting the right of way hereby conveyed, as provided by RCW 84.60.070.

The undersigned Grantors hereby authorize and instruct the State of Washington to pay the entire consideration to the Robert K. Leick Trust Account and direct that the State voucher in payment thereof shall be executed only by said Robert K. Leick Trust Account.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Director of Real Estate Services.

Dated this 2nd day of January, 1996

Accepted and Approved

STATE OF WASHINGTON
Department of Transportation

By: Joachim Pestinger
Joachim Pestinger, SR/WA
Director, Real Estate Services

Date: Jan 11, 1996

John W. Cochran
John W. Cochran, Individually
Patsy Cochran
Patsy Cochran, Individually
Vivian M. Cochran
Vivian M. Cochran
John W. Cochran
John W. Cochran, Partner

Registered ☒
Indexed, Dir. ☒
Indirect ☒
Filed ☒
Sealed ☒

REAL ESTATE EXCISE TAX

17866 JAN 16 1996
PAID - exempt
Skamania County Treasurer

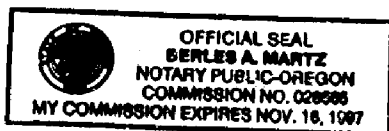
Curry H. Martin, Skamania County Assessor
Date 2/16/96 Parcel 3-76-24-3-30 p. 2 of 2

BOOK 154 PAGE 906

STATE OF Oregon
County of Hood River : ss.

On this 2nd day of January, 1996 before me personally appeared John W. Cochran and Patsy Cochran, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Berles A. Martz
Notary Public in and for the State
of Oregon
Residing at Hood River
My Appointment expires 11-16-97

FILED FOR RECORD
SKAMMIA CO. WASH
BY SKAMMIA CO. CLERK

JAN 16 3 14 PM '96

Olson
AUDITOR
GARY M. OLSON

STATE OF Washington
County of Blickitat : ss.

On this 2nd day of January, 1996 before me personally appeared Vivian M. Cochran, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Evelyn E. Hasty
Notary Public in and for the State
of Washington
Residing at Hood River, Or. 97031
My Appointment expires 12-28-97

Please return to:

STATE OF WASHINGTON
Department of Transportation
REAL ESTATE SERVICES OFFICE
Transportation Building
Page 2 of 3 Pages O. Box 4 7338 Parcel No. 4-06261
Olympia, Washington 98504-7338

EXHIBIT A

That part of the following-described Parcel "A" lying Southeasterly of a line described as:

BEGINNING AT A POINT opposite Highway Engineer's Station (hereinafter referred to as HES) FS 35+00 on the FS Line survey of SR 14, Stevenson Two Way Couplet, and 50 feet Northwesterly therefrom; thence Northeasterly parallel with said FS Line survey to a point opposite HES FS 39+00 thereon; thence Northeasterly to a point opposite HES FS 40+00 on said FS Line survey and 40 feet Northwesterly therefrom; thence Northeasterly parallel with said FS Line survey to a point opposite HES FS 41+00 thereon and the END of this line description.

Parcel "A":

Lot 16 of Block 6 RIVERVIEW ADDITION to the Town of Stevenson, according to the official plat thereof on file and of record in Book A of Plats at Page 21, in the office of the Auditor of Skamania County, Washington;

AND

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, described as follows:

BEGINNING at the Northeasterly corner of Lot 16 aforesaid; thence North 55°30' East 40 feet; thence North 34°30' West 118 feet to the Southerly right of way line of Second Street; thence in a Northeasterly direction following the Southerly right of way line of Second Street to intersection with the center of the channel of Kanaka Creek; thence in a Southerly direction following the center of the channel of Kanaka Creek to the Northerly right of way line acquired by the Spokane, Portland and Seattle Railway Co.; thence in a Southwesterly direction following the Northerly line of said railroad right of way to a point South 34°30' East from the point of beginning; thence North 34°30' West to the POINT OF BEGINNING;

EXCEPT that portion conveyed to Kip a Kramer, et ux, by instrument recorded February 20, 1991, in Book 122, Page 316.

The lands being herein described contain an area of 0.59 acre, more or less, the specific details concerning all of which may be found within that certain map of definite location now of record and on file in the Office of the Secretary of Transportation at Olympia, Washington, bearing date of approval March 24, 1995, and revised May 17, 1995.

Gary H. Martin, Skamania County Auditor

Date _____ Parcel # _____