

127799

BOOK 164 PAGE 140

FILED FOR RECORD
SKAMANIA CO. WASH
BY *August E. Klatt*

APR 7 2 55 PM '97

Olson
AUDITOR
GARY M. OLSON

WHEN RECORDED RETURN TO:
August E. Klatt
Attorney at Law
215 W 12th. Street #100
Vancouver WA 98660

CORRECTED SPECIAL WARRANTY DEED

Correcting Deed recorded 2/4/65 in Book 53 at Page 480

THE GRANTOR, the Estate of MARGARET E. SMITH, Deceased for and in consideration of partial distribution of the Will of Margaret E. Smith, Deceased, conveys and conforms to CHARLES EWING SMITH, LINDA LOUISE ABERNATHY and THOMAS PATRICK SMITH, each as to an undivided 1/3 interest as their separate estate, the following described real estate, situated Skamania County, State of Washington:

Skamania County Tax Parcel Number 02 05 32 4 0 0700 00

Tracts numbered Nine (9), Ten (10) and Eleven (11) Unrecorded Plat of PARKER ACRES in Skamania County, State of Washington, each of said tracts of land being 100 feet in width and lying between the center line of the Washougal River and the southerly line of the existing Salmon River Road in said County and State. The east and west boundary line of each tract is established by existing survey. All being in Section 32, Township 2 North of Range 5 East of Willamette Meridian in said County and State.

The Grantor for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant

SPECIAL WARRANTY DEED - 1

REAL ESTATE EXCISE TAX

18728

Tag stored ☒
Indexed, Dir ☒
Indirect ☒
Filmed ☐
Mailed ☐

APR -7 1997
PAID *Exempt*
W
SKAMANIA COUNTY TREASURER

Gary M. Martin, Skamania County Assessor
Date *1-2-97* Parcel # *2-5-32-4-700*

that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

Attached as Exhibits "A", "B", "C", "D" and "E" are the Certificate of Death, Notice of Appointment and Pendency of Probate, Copy of Surveyor's Certificate dated November 30, 1992, Plat Map of Lots, and Narrative of Parker Tracts.

Dated this 3 day of April, 1997.

Thomas Patrick Smith
THOMAS PATRICK SMITH, as Personal
Representative of the Estate of
Margaret E. Smith

STATE OF WASHINGTON)
County of Clark)

On this day personally appeared before me THOMAS PATRICK SMITH to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of April, 1997.



Laurel Pardo
NOTARY PUBLIC in and for the State
of Washington.
My commission expires: 10/15/00

CERTIFICATE OF DEATH BOOK 164 PAGE 142

DOH 110-008 (Rev 7/91) (formerly DSHS 9-150)

DOH 01-003 0794

BOOK 164 PAGE 143

COPY
ORIGINAL FILED

JUL 01 1996

JoAnne McBride, Clerk, Clark Co.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF CLARK

In Re the Estate of:)
MARGARET E. SMITH,) NO. 96 4 00353 1
Deceased.) NOTICE OF APPOINTMENT
AND PENDENCY OF PROBATE

Notice is hereby given that on the 19th day of June, 1996,
the undersigned, THOMAS PATRICK SMITH, was appointed as Personal
Representative of the Estate of MARGARET E. SMITH, Deceased and
probate proceedings are pending in said estate.

DATED this 1 day of July, 1996.

Thomas Patrick Smith
THOMAS PATRICK SMITH,
Personal Representative

THOMAS PATRICK SMITH
1200 NW SLUMAN ROAD
VANCOUVER WA 98665
(360) 694-6021

NOTICE OF APPOINTMENT
PENDENCY OF PROBATE

1

AUGUST E. KLATT
Attorney at Law

Correspond to: 1226 Security Pacific Plaza
215 W. 12th. St. #100 1001 SW 9th.
Vancouver WA 98660 Portland OR 97203
(206) 496-2547

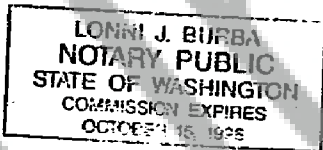
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
County of Clark) ss.

The undersigned, THOMAS PATRICK SMITH, solemnly swears that on the 1st day of July, 1996 within twenty (20) days after the date of his appointment of as Personal Representative of the above entitled estate, he mailed Notice of Appointment and Pendency of Probate, to each heir, legatee, and devisee of the estate and each beneficiary or transferee of a non-probate asset of the decedent whose name and address were known to him, as contained in the Petition for Order Admitting Will to Probate and Appointment of Personal Representative.

Thomas Patrick Smith
THOMAS PATRICK SMITH
Personal Representative

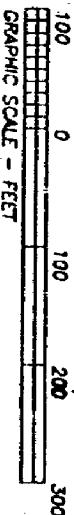
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Lonni J. Burba
NOTARY PUBLIC in and for the State of Washington.
My commission expires: 10/15/98

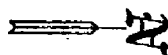
NOTICE OF APPOINTMENT
PENDENCY OF PROBATE

AUGUST M. KLATZ
Attorney at Law
Correspond to: 1220 Security Pacific Plaza
215 N. 12th. St. #100 1001 SW 5th.
Vancouver WA 98660 Portland OR 97205
(206) 494-2547



SCALE: 1" = 100'

BASIS OF BEARING: SOUTH 1/2 EAST LINE
AS N 01°33'45" E
R.O.S. BK. 1, PG. 234
(REF. #2)



FND. 1 1/2" IRON PIPE
AT FENCE CORNER
SET IN CONCRETE
(HELD FOR LINE)

FND. 4x4 CONC. MON.
W/ DEPT. GAGE BRASS DISK
L.C.R. FILED W/ THIS SURVEY

N 85°09'25"W
500.63'
836.02'
FND. SKYMANIA CO.
ALUM. DISK

N 01°33'45"
2568.26'

2788.25'

N 03°20'37" E

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF November 1992
IN BOOK 164 OF SURVEYS AT PAGE 145-146
AT THE REQUEST OF LACY ENGINEERING, INC.

SIGNED *[Signature]*
Deputy County Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF EILEEN SMITH & DONALD STREET - IN SEPTEMBER 1992

SIGNED *[Signature]* 11/10/92
DATE

HAROLD C. LACY, P.E., P.L.S. #85910

LACY ENGINEERING, INC.

510 WEST MILL PLAIN BLVD.
SUITE 2-A
VANCOUVER, WASHINGTON 98860
(206) 896-2313
FAX (206) 896-1562

SCALE: 1" = 100'
DRAWN BY SED
CHECKED BY HCL
DATE NOV. 8, 1992
JOB # W-975

SHEET 1 OF 2

115048

FND. CONC. MON.
W/ BRASS DISK &
STEEL FENCE POST WITH
HWM. REFLECTOR &
GREEN "X"
LC.R. ON FILE (X-7)

N 89°06'10"E

2579.85'

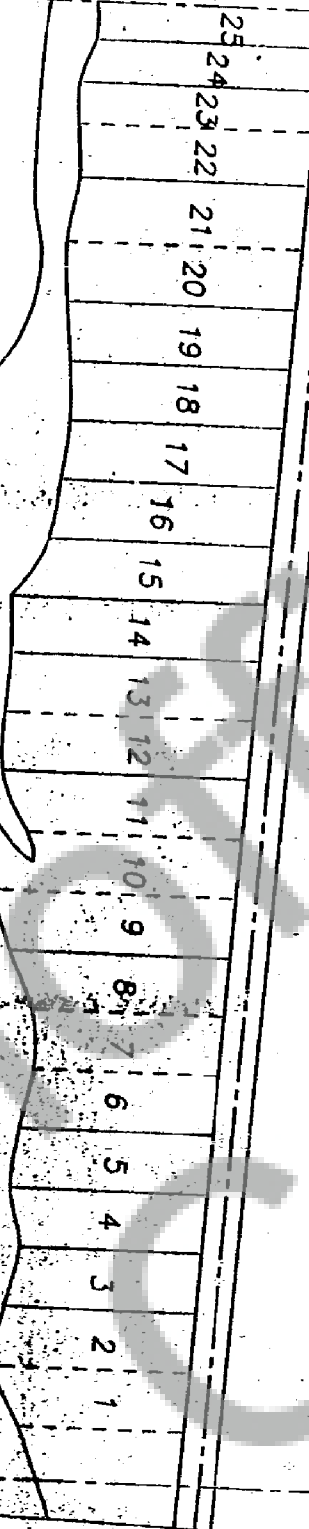
S 85°57'25"E

2493.15'

FND. SKAMANIA CO.
CONC. MON.
W/ BRASS DISK
(R.O.S. REF #1)
LC.R. FILED W/ THIS SURVEY

FND. 5/8" IRON PIPE
S 23°11'10" W 235.17'
FROM SKAM. CO. MON.

WASHOUCAL RIVER



Note : Lots of the Roy F. Parker Tract were not surveyed. This map is reproduced from Skamania County Assessor's map of quarter section.

N 01°33'45"E 2568.29'

2788.26'



NARRATIVE

The purpose of this survey is to establish the boundaries of certain tracts as originally conveyed by Roy F. Parker and Gladys B. Parker. Examination of original deed records and subsequent Records of Surveys indicate that conflicts between deed descriptions, sectional monuments and occupational boundaries may exist. It is the intent of this survey to attempt to establish the boundaries close to the location that we believe was intended by the Parkers.

At the time this land was divided and initially conveyed (beginning in 1961), the prevailing monument used for the Quarter Section corner between section 32 and 33 was established and monumented in Book 1, page 229, this monument was determined to be invalid and the corner was restored in a substantially different location as determined from records dated back to 1911. However, since the land was conveyed (beginning in 1961) from the monument established by Skamania County and the land was developed and occupied thereby, it was held that these boundaries used in conveying the parcels known as the "Parker Tract" call them to be the East 191, 291, 391, (etc.) --- The common descriptions used in conveying the 1/2 SE 1/4 of 32 Township 4 North, Range 5 East of the Willamette Meridian which lies of the North half of the Southeast Quarter (N 1/2 SE 1/4) of 32 Township 4 North, Range 5 East of the Willamette Meridian which lies North of the channel of the Washougal River and South of the line between the Skamania County monumented East 1/4 corner and the Southeast corner of Section 32, and the proposed center-line direction of the line road now known and designated as the WASHOUGAL RIVER ROAD. No misunderstanding that the determined angle of the intersection of the line between the Skamania County monumented East 1/4 corner of Section 32, and the proposed center-line direction of the line road is the contiguous county road to be 88° 30' 02" lines of occupancy indicate the angle to be 88° 37' 26". Using a determined bearing of 304.11 85° 09' 25" E for the direction of the county road may indicate the easterly/westerly boundaries of the conveyed tracts to have been intended to be established in a due South direction. Therefore we have monumented the respective boundaries as in a direction we believe to be 35 minutes intended.

Additionally, the tract situated between the tract described as "the East 991 feet --- the East 991 feet --- the East 591 feet --- the East 1391 feet ---" Except the East 1391 feet tract is uniformly described as "Tract numbered Ten (10), thereon and Twelve (12) Unrecovered Plot of PARKER ACRES, in Skamania County, State of Washington, each of said tracts of land being 100 feet in width and lying between the center line of the Washougal River and the southern line of the existing Salmon River Road in said County and State. The east and west boundary line of each tract is ascertained by existing survey. All being in Section 32, Township 4 North of Range 5 East of Willamette Meridian in said County and State. Maps of record show Tract Twelve (12) of being located between line which are 1191 and 1291 feet West of the initial line of the "Parker Tract" (also, "Roy F. Parker Tract"). This area has previously been conveyed under deed recorded in Book 51, page 406 of Skamania County Assessor's records as snow tracts numbered 10, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 568