

128660

BOOK 167 PAGE 154

AFTER RECORDING MAIL TO:
RONALD R. RIGGEN
52 CATHMAR PARK LANE
WASHOUGAL, WA 98671

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

JUL 15 10 22 AM '97

Olson
AUDITOR
GARY M. OLSON

Filed for Record at Request of
First American Title Insurance
Escrow Number: 977601



First American Title
Insurance Company

SEE 20932 Statutory Warranty Deed

Grantor(s): JAMES L. CARLSON and KATHRYN M. CARLSON

Grantee(s): RONALD R. RIGGEN and DIANE M. RIGGEN

Abbreviated Legal: PTN NW 1/4 S34 T2N R5E

Full Legal Description on page(s): 2

Assessor's Tax Parcel Number(s): 02-05-34-2-0-0406-00 and FIRE PATROL

THE GRANTOR JAMES L. CARLSON and KATHRYN M. CARLSON, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to RONALD R. RIGGEN and DIANE M. RIGGEN, husband and wife

the following described real estate, situated in the County of SKAMINIA, State of Washington:
SEE EXHIBIT "A" ATTACHED HERETO
Page 2

TOGETHER WITH A 1968 FLEETWOOD NK 7LS7153 MOBILE HOME

SUBJECT TO: Future Real Property Taxes and/or Assessments. Covenants, conditions, restrictions, easements and reservations of record, if any.
Dated this 11 day of July, 1997

By *James L. Carlson* By _____
JAMES L. CARLSON
By *Kathryn M. Carlson* By _____
KATHRYN M. CARLSON
STATE OF WASHINGTON
COUNTY OF CLARK } SS

I certify that I know or have satisfactory evidence that JAMES L. CARLSON
KATHRYN M. CARLSON
are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and
purposes mentioned in this instrument.
Dated: July 11, 1997

K. KIRK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 9, 2000

K. Kirk
K. KIRK
Notary Public in and for the State of WASHINGTON
Residing at VANCOUVER
My appointment expires: 02/09/00

18913

REAL ESTATE EXCISE TAX

JUL 15 1997
PAID 1024.00
SW
SKAMANIA COUNTY TREASURER

Gary M. Olson, Skamania County Auditor
Page 7-15-97 Parcel # 02-05-34-2-0-406

EXHIBIT "A"

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southeast corner of said Northwest Quarter of the Northwest Quarter of Section 34; thence North $00^{\circ} 40' 49''$ West along the East line of said Northwest Quarter of the Northwest Quarter of Section 34, 516.10 feet to the true point of beginning; thence South $77^{\circ} 12' 20''$ West along the North line of a 60 foot wide driveway 304.12 feet; thence North $00^{\circ} 04' 04''$ West 122.70 feet; thence North $75^{\circ} 39' 39''$ East 294.33 feet to a point on the West edge of the right of way of the Washougal River Road; thence South $13^{\circ} 24' 55''$ East along the West edge of the right of way of said Road 84.46 feet to the East line of said Northwest Quarter of the Northwest Quarter of Section 34; thence South $00^{\circ} 40' 49''$ East 45.77 feet to the true point of beginning.

Gary H. Martin, Skamania County Assessor

Date 7-15-97 Parcel # 5-5-34-2-40

(Signature)