

129456

BOOK 169 PAGE 834

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

OCT 9 2 46 PM '97

AUDITOR  
GARY M. OLSON

**AFTER RECORDING MAIL TO:**

Name First American Title

Address 1014 Main Street

City/State Vancouver, WA 98660

SCOT 21069

vk 97-3235 **Statutory Warranty Deed**

THE GRANTOR FRED MAC DONALD AND  
JUNE MAC DONALD  
HUSBAND AND WIFE

for and in consideration of ten dollars and other good  
and valuable consideration

in hand paid, conveys and warrants to AL MARTIN AND  
COLLETTE M. MARTIN, husband and wife



the following described real estate, situated in the County of Skamania, State of Washington:  
A tract of land in the Northwest Quarter of the Southeast Quarter of  
Section 28, Township 2 North, Range 6 East of the Willamette Meridian, in  
the County of Skamania, State of Washington, described as follows:

Lot 1 of the MacDonald Short Plat recorded in Book 3 of Short Plats, Page  
253, Skamania County Records.

Gary H. Martin, Skamania County Assessor

Date 10/9/97 Parcel # 2-6-28-1002

Assessor's Property Tax Parcel/Account Number(s): 02 06 28 0 0 1002 00

Recorded 4-4-95 in B/49 p/26 and 122005

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated, March 13, 1995,  
and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not  
apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any  
taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on April 4, 1995

Rec. No. 17258

Dated September, 1997

Fred Mac Donald

Fred Mac Donald

REAL ESTATE EXCISE TAX

N/A

June Mac Donald

June Mac Donald

LPB-11 (11/96)

OCT - 9 1997

PAID See above #17258 DTD 4.4.95

Robinson, Deputy  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON, } ss. ACKNOWLEDGMENT - Individual  
 County of Skamania }

On this day personally appeared before me Fred Mac Donald and June Mac Donald  
 \_\_\_\_\_ to me known  
 to be the individual(s) described in and who executed the within and 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 this \_\_\_\_\_ day of September, 1997

James R. Copeland, Jr.  
 Notary Public in and for the State of Washington,  
 residing at Stevenson  
 My appointment expires 9-17-97

STATE OF WASHINGTON, } ss. ACKNOWLEDGMENT - Corporate  
 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 (if any) 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 \_\_\_\_\_  
 My appointment expires \_\_\_\_\_

WA-46A (11/96)

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_

BOOK 169 PAGE 836

EXHIBIT "A"

Real Estate Contract  
(Mac Donald to Martin)

A tract of land in the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the MacDonald Short Plat recorded in Book 3 of Short Plats, Page 253, Skamania County Records.

TOGETHER WITH a thirty feet nonexclusive easement for access and for utilities with the centerline of such described as follows: Beginning at the Northwest corner of the above described Lot 1 of the MacDonald Short Plat; thence South 0 degrees 55' 05" West a distance of 292.90 feet; thence South 37 degrees 32' 05" East a distance of 73.21 feet; thence South 88 degrees 54' 56" East a distance of 103.12 feet to the true point of beginning; thence South 19 degrees 46' 49" East a distance of 32.74 feet; thence South 26 degrees 13' 09" East a distance of 50.23 feet; thence South 32 degrees 05' 52" East a distance of 49.00 feet; thence South 18 degrees 59' 31" East a distance of 46.41 feet; thence South 05 degrees 42' 38" East a distance of 46.39 feet; thence South 21 degrees 27' 55" West a distance of 59.28; thence South 56 degrees 52' 54" West a distance of 66.29 feet; thence North 86 degrees 30' 34" West a distance of 63.09 feet; thence South 74 degrees 29' 13" West a distance of 68.81 feet; thence South 48 degrees 05' 34" West a distance of 75.46 feet; thence South 64 degrees 01' 24" West a distance of 39.72 feet; thence South 64 degrees 01' 24" West a distance of 23.14 feet; thence South 52 degrees 33' 20" West a distance of 57.44 feet; thence South 61 degrees 07' 43" West a distance of 74.57 feet; thence South 53 degrees 53' 38" West a distance of 57.06 feet; thence South 53 degrees 53' 38" West a distance of 24.42 feet to the center line of Duncan Creek Road.

SUBJECT TO THE FOLLOWING: (1) Rights of others thereto entitled in, and to the continued uninterrupted flow of Duncan Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof; (2) Any adverse claims based upon the assertion that Duncan Creek, has moved; (3) Right of Way Contract, including the terms and provisions thereof, in favor of Pacific Northwest Pipeline Corporation, recorded April 16, 1956, in Book 41, Page 400, Skamania County Deed Records; and (4) Easement for Access and Utilities, as shown on the recorded Short Plat.

Jm  
fmd  
Am  
Cwm