

130506

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FILED FOR RECORD  
SKAMANIA COUNTY WASH  
BY Lee Walker

FEB 12 12 19 PM '98

J. Bartels  
AUDITOR  
GARY M. OLSON

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:  
LEE WALKER  
11472 Washougal River Road  
Washougal, WA 98671

\* FOR THE PURPOSES OF ADJUSTING BOUNDARY LINES ONLY SEE P. 3

RRP 11/23/97  
PJV 11/23/97

STATUTORY WARRANTY DEED

Grantor (Seller): ROB R. PABST AND PATTY L. PABST  
Grantee (Buyer): LEE WALKER AND BEVERLEE P. WALKER  
Abbreviated Legal: Parcel in Sec. 33, T2N, R5E, WM, Skamania County WA  
Assessor's Tax Parcel #: Portion of 2-5-33-2300  
Other Reference Nos: NA

REAL ESTATE EXCISE TAX  
19316  
PAID 12 1998  
14.08  
42.282  
56.362  
SKAMANIA COUNTY TREASURER

THE GRANTORS, ROB R. PABST AND PATTY L. PABST, husband and wife,  
hereby CONVEY AND WARRANT to LEE WALKER and BEVERLEE P. WALKER, husband  
and wife, GRANTEES,

their interest in the following-described real estate situated in the County of Skamania, State of  
Washington, including any interest therein which Grantors may hereafter acquire:

See Exhibit "A" attached hereto and incorporated herein by reference.

LEGAL FOUND ON PAGE 3

The subject property is currently being purchased by the Grantors by Real Estate Contract with  
West One Trust Company, or its successor, Custodian for Robert G. Dolton IRA Rollover, which  
holds record title. In accepting this deed, Grantees acknowledge that Grantors do not yet have  
record title. Grantees will receive record title by the after-acquired title clause above when  
Grantors receive their Fulfillment Deed on or about October 1, 2000.

Real Estate Excise Tax No:

Gary M. Martin, Skamania County Assessor  
Date 2/12/98 Parcel # 2-5-33-2300 pt 4  
76 2-5-33-3-2-500

DATED: November 11, 1997

Subscribed  
Subscribed Or ✓  
Witness  
Witness  
Witness

ROB R. PABST

STATUTORY WARRANTY DEED  
Page 1

PABST & HOLLAND, PLLC  
ATTORNEYS AT LAW  
900 Washington Street, Suite 910  
Vancouver, Washington 98660  
(360) 593-1510 • (509) 222-9201

Information in compliance with County subdivision ordinance.  
PJV MJM 2-12-98

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Patty L. Pabst  
PATTY L. PABST

STATE OF WASHINGTON )

County of Clark )

I certify that ROB R. PABST appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 11 day of November, 1997

SARA B. LETANG  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
DECEMBER 15, 1999

Sara B. Letang  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 12/15/99

STATE OF WASHINGTON )

County of Clark )

I certify that PATTY L. PABST appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 11 day of November, 1997

SARA B. LETANG  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
DECEMBER 15, 1999

Sara B. Letang  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 12-15-99

STATUTORY WARRANTY DEED  
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PABST & HOLLAND, P.L.L.C.  
ATTORNEYS AT LAW  
500 Washington Street, Suite 910  
Vancouver, Washington 98660  
(360) 593-1910 • (503) 222-9201

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EXHIBIT A

A parcel of property lying within Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

COMMENCING at the Southwest corner of the Northwest quarter of said Section 33 as shown in a Survey by Olson Engineering, Inc. recorded in Book 1 at page 234, records of Skamania County;

THENCE South 89° 42' 40" East along the South line of said Northwest quarter 775.00 feet;

THENCE North 00° 17' 20" East leaving said South line at right angles 172.88 feet to a point which bears South 89° 42' 40" East 21.81 feet from a threaded 1/2" iron rod;

THENCE North 89° 42' 40" West 6 feet, more or less, to the fog line on the Southeasterly edge of the Washougal River Road and the TRUE POINT OF BEGINNING;

THENCE South 89° 42' 40" East a distance of 87 feet, more or less, to the bluff above the Washougal River;

THENCE South 52° 17' 20" West along the bluff a distance of 54 feet;

THENCE North 47° 42' 40" West 60 feet to the TRUE POINT OF BEGINNING.

The above-described parcel is a portion of tax parcel 2-5-33-2300.

\* THE PURPOSE OF THIS DEED IS TO AFFECT A BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS OF LAND OWNED BY GRANTORS <sup>and GRANTEES</sup>; IT IS NOT INTENDED TO CREATE A SEPARATE PARCEL, AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF RCW 58.17 AND SKAMANIA COUNTY SHORT PLAT ORDINANCE. THE PROPERTY DESCRIBED IN THIS DEED CANNOT BE SEGREGATED AND SOLD WITHOUT CONFORMING TO THE STATE OF WASHINGTON AND SKAMANIA COUNTY SUBDIVISION LAWS.

STATUTORY WARRANTY DEED  
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P&P 11/23/97  
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ATTORNEYS AT LAW  
900 Washington Street, Suite 910  
Vancouver, Washington 98660  
(360) 593-7910 • (509) 222-9271