

131971

BOOK 178 PAGE 562

AFTER RECORDING MAIL TO:
BLAIR SIMPSON
PO Box 11165
Hood River OR 97031

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

JUN 19 2 53 PM '98

O. Lavy
AUDITOR
GARY H. OLSON

Filed for Record at Request of
Columbia Title Company
Escrow Number: 21588

SCR 21703

Statutory Warranty Deed

Grantor(s): HELMUT SPIEGEL

Grantee(s): BLAIR SIMPSON

Abbreviated Legal: SW1/4 SEC15, T3N, R10E, WM, records of SKAMANIA County

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 03-10-15-0-0-1000-00

THE GRANTOR HELMUT SPIEGEL, a single person
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to BLAIR SIMPSON
the following described real estate, situated in the County of SKAMANIA, State of Washington:
PLEASE SEE EXHIBIT "A", PAGE 2 ATTACHED--

Gary H. Martin, Skamania County Assessor

Date 6-19-98 Part of Parcel # 3-10-15-1000

Dated this 8th day of JUNE 1998

By *Helmut Spiegel*
HELMUT SPIEGEL

REAL ESTATE EXCISE TAX
19668

JUN 19 1998

By _____

By *Monica Dymally*
PAID 1408.00
SKAMANIA COUNTY TREASURER

PROVINCE OF British Columbia
STATE OF Canada
County of Canada

SS:

I certify that I know or have satisfactory evidence that HELMUT SPIEGEL

is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: June 8 1998

Notary Public in and for the State of British Columbia
Residing at _____
My appointment expires: June 8 1999

A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF BRITISH COLUMBIA

AMANDA HUBBARD
BARRISTER & SOLICITOR
P.O. BOX 639
INVERMERE, B.C. V0N 1K0
TELEPHONE: 342-6904

EXHIBIT "A"

A parcel of land in the West Half of the Southwest Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Point of Beginning which is on the North line of said West Half of the Southwest Quarter South 88°25'24" East a distance of 731.75 feet from a Lawson brass cap monumenting the West Quarter of said Section 15; thence South 88°25'24" East along said North line, a distance of 629.85 feet to the Northeast corner of said West Half of the Southwest Quarter; thence South 01°50'11" West along the East line of said West Half of the Southwest Quarter, a distance of 666.13 feet to the centerline of Skamania County Love Road easement; thence South 34°33'49" West along said centerline, a distance of 210.01 feet to the beginning of a curve having a radius of 213.28 feet and a central angle of 31°30'46" and being subtended by a chord which bears South 51°40'46" West 115.83 feet; thence southwesterly along said curve, a distance of 117.30 feet to a point of cusp on a curve, from which the radius point bears South 31°56'25" East; thence southwesterly a distance of 97.20 feet along the arc of said curve having a radius of 216.69 feet and a central angle of 25°42'05" to the North line of a Tract deeded to the United States of America recorded in Book 64, Page 815, Skamania County Records; thence North 88°26'27" West along said tract boundary, a distance of 17.67 feet; thence South 54°48'03" West, a distance of 31.53 feet; thence South 54°48'03" West, a distance of 38.57 feet; thence South 55°08'03" West, a distance of 46.10 feet; thence South 40°04'23" West, a distance of 44.30 feet; thence South 00°24'07" East, a distance of 45.00 feet; thence South 15°30'07" East, a distance of 42.20 feet to a point in Skamania County Newell Road; thence continuing North 78°26'13" East along said tract boundary and within said Newell Road right of way 48.40 feet; thence South 82°16'02" East, a distance of 49.90 feet; thence South 58°43'17" East, a distance of 50.30 feet; thence South 31°43'22" East, a distance of 71.5 feet; thence South 07°54'07" East, a distance of 291.1 feet to the Southwest corner of said tract and the centerline of said Newell Road right of way; thence continuing South 07°22'21" East along said Newell road centerline 695.87 feet to the North line of Skamania County Cook-Underwood road; thence North 62°47'00" West along said North line, a distance of 374.01 feet to the beginning of a curve tangent to said line North line; thence northwesterly a distance of 255.26 feet along the curve having a radius of 1175.92 feet and a central angle of 12°26'15"; thence North 01°50'11" East, a distance of 702.99 feet to the centerline of said Newell Road right of way; thence continuing North 01°50'11" East, a distance of 1279.71 feet, more or less to the Point of Beginning.

Subject To:

3. Rights of the public in and to that portion lying within roads.
4. Easement for pipeline, including the terms and provisions thereof, recorded April 14, 1908 in Book L, Page 76.
5. Easement for Pipeline, including the terms and provisions thereof, recorded September 13, 1990 in Book M, Page 36.
6. Easement for Pipeline, including the terms and provisions thereof, recorded June 25, 1935 in Book Y, Page 235.
7. Easement for Water line, including the terms and provisions thereof, recorded June 7, 1920 in Book R, Page 592.
8. Easement for Utilities, including the terms and provisions thereof, recorded January 7, 1924 in Book T, Page 471.
9. Easement for Transmission Lines, including the terms and provisions thereof, recorded December 19, 1972 in Book 64, Page 815.