

135126

BOOK 189 PAGE 220

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

May 13 12 28 PM '99
GARY H. OLSON
AUDITOR

AFTER RECORDING MAIL TO:

Name Daniel & Candace Payton

Address PO Box 643

City/State Moorpark CA 93020-0643

SP 22108

Document Title(s): (or transactions contained therein)

1. Fulfillment Deed
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

April 24 1989, Book 113 Page 937 Auditor
File #107000

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. LEWIS REIVER RANCH, A PARTNERSHIP
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. DANIEL J PEYTON AND CANDACE PEYTON
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document



REAL ESTATE EXCISE TAX

N/A

MAY 13 1999

PAID BY SP 22108 #12711 5-10-89

Gary H. Martin
SKAMANIA COUNTY TREASURER

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

A tract of land in the Southeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, Lot 2 of the LANDERHOLM SHORT PLAT, recorded in Book 3 of Short Plats, Page 95, Skamania County Records.

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

02-06-27-4-0-0104-00

Gary H. Martin, Skamania County Assessor

WA-1

Date 5-13-99 Parcel # 02062740010400

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

WARRANTY FULFILLMENT DEED

THE GRANTOR, LEWIS RIVER RANCH, A PARTNERSHIP, for and in consideration of value in hand paid, conveys and warrants to DANIEL J. PEYTON and CANDACE PEYTON, Husband and Wife, the following described real estate situated in the County of Skamania, State of Washington:

See attached Exhibit "A" and hereto by this reference made a part hereof.

See attached Exhibit "B" and hereto by this reference made a part hereof.

This deed is given in fulfillment of that certain real estate contract dated the 24th day of April, 1989, between the parties hereto, and is subject to any encumbrances placed or suffered by the grantee.

IN WITNESS WHEREOF, this instrument was signed by the LEWIS RIVER RANCH, A PARTNERSHIP, this 3rd day of March, 1994.

RECORDER'S NOTE: EXHIBIT "B" NOT ATTACHED AT TIME OF RECORDING.

Excise Tax No.
12711

By: Duane Lansverk
DUANE LANSVERK, Vice President,
LEWIS RIVER RANCH, A PARTNERSHIP
Irwin C. Landerholm, Treasurer.
IRWIN C. LANDERHOLM, Treasurer
LEWIS RIVER RANCH, A PARTNERSHIP

STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that DUANE LANSVERK signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice-President of LEWIS RIVER RANCH, A PARTNERSHIP, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 3, 1994



Irwin C. Landerholm
Notary Public in and for the
State of Washington, residing
at Vancouver
My appointment expires: 4-21-94

County of Clark

DATED: Dec. 23, 1998

Duane J. Smith
Notary Public in and for the
State of Washington, residing
at Clark County.
My appointment expires: 6-18-79

ORDER NO. 18257SK

EXHIBIT "A"

Lot 2 of Landerholm Short Plat recorded in Short Plat in Book 3 at page 95, as recorded under Auditor's File No. 101577, lying within the North Half of the Southeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities described as follows:

BEGINNING at a point on the South line of the Northeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, South $89^{\circ}08'43''$ East, 143.52 feet from the Southwest corner of said Northeast Quarter of Section 27; thence North $11^{\circ}00'15''$ West, 92.60 feet to a 175 foot radius curve to the left, the chord of which bears North $35^{\circ}31'55''$ West, 145.30 feet; thence along said curve 149.83 feet; thence North $60^{\circ}03'34''$ West, 238.12 feet to a 250 foot radius curve to the right the chord of which bears North $45^{\circ}04'06''$ West, 129.34 feet thence along said curve 130.82 feet; thence North $30^{\circ}04'37''$ West, 33.11 feet to a 175 foot radius curve to the right, the chord of which bears North $43^{\circ}41'03''$ West, 82.34 feet; thence along said curve 83.12 feet; thence North $57^{\circ}17'29''$ West, 77.36 feet to a 200 foot radius curve to the right, the chord of which bears North $42^{\circ}34'42''$ West, 101.59 feet; thence along said curve 102.72 feet; thence North $27^{\circ}51'56''$ West, 151.54 feet to a 150 foot radius curve to the left, the chord of which bears North $58^{\circ}42'49''$ West, 153.83 feet; thence along said curve 161.52 feet; thence North $89^{\circ}33'42''$ West, 175.41 feet to a 250 foot radius curve to the left, the tangent of which bears South $73^{\circ}20'59''$ West 146.92 feet; thence along said curve 149.13 feet; thence South $56^{\circ}15'41''$ West, 131.96 feet to the center of Woodard Creek County Road.

Said premises situated in Skamania County, Washington.