

135334

BOOK 189 PAGE 963

FILED
SKAMANIA COUNTY
BY CLARK COUNTY TITLE

JUN 3 1 33 PM '99

GARY H. OLSON

REAL ESTATE EXCISE TAX

Name Jerry Lucks and Judy Lucks

Address 2951 NW Valle Vista Terr.

City, State, Zip Portland, Oregon 97201

20233

JUN - 3 1999

PAID 3136.00

191888my

Reference# (If applicable):

SKAMANIA COUNTY TREASURER

Grantor(s): (1) Anderson Alan Keith

(2)

Grantee(s): (1) Lucks Jerry

(2) Lucks Judy

Addit. Grantor(s) on pg.

Addit. Grantee(s) on pg.

Legal Description(abbr.): LOT 4 LANDERHOLD SP3-95

Addit. legal(s) on pg.

Assessor's Tax Parcel ID# Acct # 02-06-27-4-0-0100

STATUTORY WARRANTY DEED

THE GRANTOR Alan Keith Anderson, as his separate estate, for and in consideration of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid, conveys and warrants to Jerry Lucks and Judy Lucks, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

See Legal Description attached hereto and marked Exhibit "A".

SUBJECT TO: Easements, Restrictions, Reservations and Provisions of record, if any.

SECOND HALF GENERAL PROPERTY TAXES, ROAD MAINTENANCE AGREEMENTS RECORDED UNDER BOOK 132, PAGE 369, BOOK 84, PAGE 729, BOOK 100, PAGE 941 AND 101679, BOOK 102, PAGE 326, EASEMENTS FOR INGRESS, EGRESS AND UTILITIES RECORDED UNDER AUDITOR'S FILE NUMBERS BOOK 132, PAGE 409, BOOK 100, PAGE 941, BOOK 84, PAGE 729 AND AS DISCLOSED BY RECORDED PLAT, PIPELINE EASEMENT RECORDED UNDER BOOK 41, PAGE 178, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER 103813, BOOK 106, PAGE 615, UTILITY EASEMENT RECORDED UNDER 104430, BOOK 107, PAGE 832, EASEMENT AFFECTING PLAT EASEMENT AREAS RECORDED UNDER BOOK 10, PAGE 385, MATTERS SET FORTH BY SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 86.

Dated: May 27, 1999

Alan Keith Anderson
Alan Keith Anderson

Gary H. Martin, Skamania County Assessor

Date 6-3-99 Parcel # 2627-4-120

OK

STATE OF WASHINGTON
COUNTY OF CLARK

On this day personally appeared before me ALAN KEITH ANDERSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as HIS free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hadn and official seal this 15 day of June, 1999

Mary M. Young
Notary Public in and for the State of Washington,
residing at Vancouver, WA
Exp: 3-29-2002

Mary M. Young

OFFICIAL SEAL
MARY M. YOUNG
Notary Public - State of Washington
My Commission Expires 3-29-02



Transnation

Form 7176-3 (Rev. 12-96)

TRANSNATION TITLE INSURANCE COMPANY

Exhibit A

Lot 4 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, Skamania County, Washington.

ALSO the South 54.71 feet of the East 802.01 feet of the West 964.68 feet of the Southwest quarter of the Northeast quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, lying Easterly of the East edge of Elk Run Road.

EXCEPT that portion conveyed to Mary Price, et al, by deed recorded under Book 133, page 670.

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, Skamania County, Washington, South 89°08'43" East, 143.52 feet from the Southwest corner of said Northeast quarter of Section 27; thence North 11°00'15" West, 92.60 feet to a 175 foot radius curve to the left, the chord of which bears North 35°31'55" West, 145.30 feet; thence along said curve 149.83 feet; thence North 60°03'34" West, 238.12 feet to a 250 foot radius curve to the right the chord of which bears North 45°04'06" West, 129.34 feet; thence along said curve 130.82 feet; thence North 30°04'37" West, 33.11 feet to a 175 foot radius curve to the right, the chord of which bears North 43°41'03" West, 82.34 feet; thence along said curve 83.12 feet; thence North 57°17'29" West, 77.36 feet to a 200 foot radius curve to the right, the chord of which bears North 42°34'42" West, 101.59 feet; thence along said curve, 102.72 feet; thence North 27°51'56" West, 151.54 feet to a 150 foot radius curve to the left, the chord of which bears North 58°42'49" West, 153.83 feet; thence along said curve, 161.52 feet; thence North 89°33'42" West, 175.41 feet to a 250 foot radius curve to the left, the tangent of which bears South 73°20'59" West, 146.92 feet; thence along said curve, 149.13 feet; thence South 56°15'41" West, 131.96 feet to the center of Woodard Creek County Road.