

135669

BOOK 191 PAGE 179

Terry Schultz

JUL 9 10 35 AM '99

O'Leary

After Recording Return to:

Edwin M. Stoss, Attorney
1010 Washington St., Suite 220
Vancouver, WA 98660

GRANTOR: MACDONALD, FRED and
MACDONALD, JUNE

GRANTEE: MAC SCHULZ ENTERPRISES, L.L.C.

Legal Description: (Tr 4, 21.02 acres) NW Q SE Q & NE Q SE Q of
Sec 28, T 2 N, R 6 E, Skamania County

See PAGES 3-6 of this document for complete legal description.

TAX Lot Number: 02 06 28 0 0 1000 00

Related Documents:

BARGAIN AND SALE DEED

FRED MACDONALD and JUNE MACDONALD, husband and wife,
hereby bargain, sell and convey to MAC SCHULZ
ENTERPRISES, L.L.C., A Washington limited liability company,
Grantee, the following described real property in Skamania
County, State of Washington:

See Exhibit 1 attached hereto, consisting of 21.02 acres
(Tract 4).

The true and actual consideration for this conveyance is \$10
and other consideration.

DATED this 10 day of June, 1999. Gary H. Martin, Skamania County Assessor
Date 7/1/99 2-6-28-1000 Parcel # (4th of 1)

REAL ESTATE EXCISE TAX

20.1%

(10% - 10%)

PAID

SKAMANIA COUNTY TREASURER

Fred MacDonald
Fred MacDonald

June MacDonald
June MacDonald

STATE OF Washington)
) ss.
County of Clark)

SUBSCRIBED AND SWORN to before me this 30th day of June, 1999, by Fred MacDonald and June MacDonald, known to me to be the persons whose names are subscribed to the within instrument as Grantors, and acknowledged to me that each has executed the same.

VIRGINIA T. JOHNSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 15, 2001

Virginia T. Johnson
Virginia T. Johnson
(Printed or typed)
Notary Public in and for the
State of Washington
My Commission Expires 05/15/2001

EXHIBIT 1

TRACT 4 (21.02 ACRES):

Gary H. Martin, Skamania County Assessor
 Date 7/4/99 Parcel # 2-6-28-1000 (ptn of)

A portion of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 28, Township 2 North, Range 6 East, Skamania County, Washington, described as follows:

BEGINNING at an iron pipe with brass cap marking the quarter corner between Section 28 and 33; thence North $00^{\circ} 55' 04''$ East, 1309.30 feet to the Southwest corner of the Northwest quarter of the Southeast quarter of Section 28 as shown in the "Mac Donald Short Plat" as recorded in Book 3 of Short Plats, page 253, Skamania County Auditor's Records; thence South $88^{\circ} 53' 21''$ East, along the South line of the Northwest quarter of the Southeast quarter as shown in Short Plat 3-253, for a distance of 973.00 feet to a 5/8 inch iron rod as set in a 1999 "Hagedorn, Inc. Survey" and the TRUE POINT OF BEGINNING; thence, leaving said South line, and following the centerline of a 60-foot road easement, North $59^{\circ} 00' 00''$ East, 165.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of $92^{\circ} 00' 00''$, for an arc distance of 80.29 feet; thence North $33^{\circ} 00' 00''$ West, 25.00 feet; thence, leaving said easement centerline, North $88^{\circ} 22' 10''$ East, 865.41 feet to a 5/8 inch iron rod (1999 "Hagedorn, Inc. Survey"); thence South $02^{\circ} 18' 51''$ East, 1533.18 feet to a 5/8 inch iron rod (1999 "Hagedorn, Inc. Survey") on the South line of the Southeast quarter of Section 28 at a point that bears North $88^{\circ} 51' 45''$ West, 550.00 feet from the Southeast corner of Section 28; thence North $88^{\circ} 51' 45''$ West, 440.00 feet to the Southeast corner of the "Nichols tract" as described in Book 143 of Deeds, page 470, Skamania County Auditor's Records; thence North $00^{\circ} 48' 20''$ East, 655.03 feet to a 5/8 inch iron rod (1999 "Hagedorn, Inc. Survey") at the Northeast corner of the "Nichols tract"; thence North $88^{\circ} 52' 33''$ West, 316.94 feet to the Northwest corner of said "Nichols tract"; thence North $00^{\circ} 51' 42''$ East, 654.95 feet to the Northeast corner of the Southwest quarter of the Southeast quarter of Section 28; thence North $88^{\circ} 53' 21''$ West, 333.29 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30-foot non-exclusive easement for ingress, egress, and utilities as described in Book 186 of Deeds, page 262, more particularly described as follows:

BEGINNING at a point in the center of the Duncan Creek Road that bears South $62^{\circ} 52' 11''$ East, 176.68 feet from the Northwest corner of the Southwest quarter of the Southeast quarter of Section 28; thence North $72^{\circ} 00' 00''$ East, 44.93 feet; thence along the arc of a 200 foot radius curve to the right, through a central angle of $21^{\circ} 00' 00''$, for an arc distance of 73.30 feet; thence South $87^{\circ} 00' 00''$ East, 40.00 feet; thence along the arc of a 250 foot radius curve to the left, through a central angle of $27^{\circ} 00' 00''$, for an arc distance of 117.81 feet; thence North $66^{\circ} 00' 00''$ East, 70.00 feet to the North line of the Southwest quarter of the Southeast quarter of Section 28 at a point that bears South $88^{\circ} 53' 21''$ East, 491.00 feet from the Northwest corner of the Southwest quarter of the Southeast quarter of Section 28 and the terminus of said easement centerline. (the sidelines of said easement to be extended or shortened so as to terminate on the North line of the Southwest quarter of the Southeast quarter of Section 28).

EXCEPT any portion lying within the Duncan Creek County Road.

TOGETHER WITH a 30-foot non-exclusive easement for ingress, egress, and utilities, the South line of which is described as follows:

BEGINNING at a point on the South line of the Northwest quarter of the Southeast quarter of Section 28 that is South $88^{\circ} 53' 21''$ East, 455.00 feet from the Southwest corner thereof; thence South $88^{\circ} 53' 21''$ East, along the South line of the Northwest quarter of the Southeast quarter of Section 28, for a distance of 518.00 feet to the terminus of the South easement line to be described:

TOGETHER WITH AND SUBJECT TO a 60-foot non-exclusive easement for ingress, egress, and utilities, the centerline of which is described as follows:

BEGINNING at an iron pipe with brass cap marking the quarter corner between Section 28 and 33; thence North $00^{\circ} 55' 04''$ East, 1309.30 feet to the Southwest corner of the Northwest quarter of the Southeast quarter of Section 28 as shown in the "Mac Donald Short Plat" as recorded in Book 3 of Short Plats, page 253, Skamania County Auditor's Records; thence South $88^{\circ} 53' 21''$ East, along the South line of the Northwest quarter of the Southeast quarter as shown in Short Plat 3-253, for a distance of 973.00 feet to a 5/8 inch iron rod as set in a 1999 "Hagedorn, Inc. Survey" and the TRUE POINT OF BEGINNING of the easement centerline to be described; thence, leaving said South line, and following the centerline of a 60-foot road easement, North $59^{\circ} 00' 00''$ East, 165.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of $92^{\circ} 00' 00''$, for an arc distance of 80.29 feet; thence North $33^{\circ} 00' 00''$ West, 25.00 feet; thence along the arc of a 100 foot radius curve to the right, through a central angle of $36^{\circ} 00' 00''$, for an arc distance of 62.83 feet; thence North $03^{\circ} 00' 00''$ East, 75.00 feet; thence along the arc of a 150 foot radius curve to the left, through a central angle of $37^{\circ} 00' 00''$, for an arc distance of 96.87 feet; thence North $34^{\circ} 00' 00''$ West, 65.00 feet; thence along the arc of a 70 foot radius curve to the right, through a central angle of $48^{\circ} 00' 00''$, for an arc distance of 58.64 feet; thence North $14^{\circ} 00' 00''$ East, 35.00 feet; thence along the arc of a 100 foot radius curve to the left, through a central angle of $53^{\circ} 00' 00''$, for an arc distance of 92.50 feet; thence North $39^{\circ} 00' 00''$ West, 40.00 feet; thence along the arc of a 35 foot radius curve to the right, through a central angle of $200^{\circ} 00' 00''$, for an arc distance of 122.17 feet; thence South $19^{\circ} 00' 00''$ East, 30.00 feet; thence along the arc of a 300 foot radius curve to the left, through a central angle of $19^{\circ} 00' 00''$, for an arc distance of 99.48 feet; thence South $38^{\circ} 00' 00''$ East, 140.00 feet to the terminus of said 60 foot easement centerline at a point hereinafter called point "A".

TOGETHER WITH and SUBJECT TO a 20-foot license for access, the centerline of which is described as follows:

BEGINNING at point "A", above described; thence South $34^{\circ} 00' 00''$ East, 785.00 feet; thence along the arc of a 330 foot radius curve to the right, through a central angle of $32^{\circ} 00' 00''$, for an arc distance of 184.31 feet; thence South $02^{\circ} 00' 00''$ East, 50.00 feet; thence along the arc of a 200 foot radius curve to the left, through a central angle of $35^{\circ} 00' 00''$, for an arc distance of 122.17 feet; thence South $37^{\circ} 00' 00''$ East, 35.00 feet; thence along the arc of a 200 foot radius curve to the left, through a central angle of $16^{\circ} 00' 00''$, for an arc distance of 55.85 feet; thence South $53^{\circ} 00' 00''$ East, 25.00 feet; thence along the arc of a 700 foot radius curve to the right, through a central angle of $10^{\circ} 00' 00''$, for an arc distance of 122.17 feet; thence South $43^{\circ} 00' 00''$ East, 90.79 feet; thence along the arc of a 156.95 foot radius curve to the left, through a central angle of $23^{\circ} 00' 00''$, for an arc distance of 63.00 feet to the terminus of said "License centerline" at a point on the East line of the above described tract that bears North $88^{\circ} 51' 45''$ West, 550.00 feet and North $02^{\circ} 18' 51''$ West, 550.00 feet from the Southeast corner of Section 28. (The sidelines of said 20-foot license shall be extended or shortened so as to terminate on the East line of the above described tract).