

BOOK 192 PAGE 337

136019

Kielpinski & Woodrich

AUG 17 4 03 PM '99

Wm. S. S. S.

AFTER RECORDING MAIL TO:

Kielpinski & Woodrich
P.O. Box 510
Stevenson WA 98648
(509) 427-5665

REAL ESTATE EXCISE TAX

20359 GARY T. JOHNSON

AUG 17 1999

PAID Exempt

SW

SKAMANIA COUNTY TREASURER

Document Title(s) or transactions contained therein:

1. Quit Deed

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

1. James W. Hoffman
2. Neil H. Haffey

☐ Additional names on page ____ of document

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

1. James W. Hoffman

☐ Additional names on page ____ of document

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/1/1]

Lot 2 of Hoffman Short Plat/ Sec 33/ Twp 2 North/ Range 5 E.W.M.

☐ Complete legal description is on page ____ of document

Reference Number(s) of Documents Assigned or Released:
[Bk/Pg/Aud#]

Bk 3/Pg 350/Auditor # 20310

☐ Additional numbers on page ____ of document

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

02 05 33 0 0 1800 00 tca 100

2-5-33-1800
8-17-99

☐ Property Tax Parcel ID is not yet assigned

QUIT CLAIM DEED

The Grantors, JAMES W. HOFFMAN, a single man, and NEIL H. HAFPEY, a married man dealing in his separate estate, convey and quit claim to JAMES W. HOFFMAN, a single man, the following described real estate, situated in the County of Skamania, State of Washington, including any after acquired title:

The Remainder Lot of the Hoffman Short Plat, located in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 E.W.M.;

TOGETHER WITH: a perpetual nonexclusive easement forty (40) feet in width under, over, through and across the property described in Exhibit 'A', attached hereto and by this reference incorporated herein, located approximately as indicated on Exhibit 'B', attached hereto and by this reference incorporated herein, for ingress, egress, access and utilities, the centerline of said easement being the centerline of the existing road located approximately as indicated on Exhibit 'B'; and

TOGETHER WITH: a perpetual nonexclusive easement 30' in width under, over, through and across Lot 1 of the Hoffman Short Plat, located in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 E.W.M. located approximately as indicated on Exhibit 'B' for ingress, egress, access and utilities.

SUBJECT TO: a perpetual nonexclusive easement 40' in width under, over, through and across Lot 1 of the Hoffman Short Plat, located in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 E.W.M. located approximately as indicated on Exhibit 'B' for ingress, egress, access and utilities.

2-5-33-1890

8-11-99 *Phy*

Dated this 24th day of May, 1999.

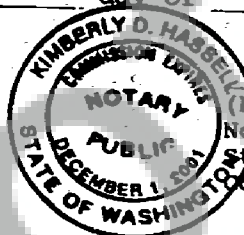
James W Hoffman
JAMES W. HOFFMAN

Neil H. Haffey
NEIL H. HAFLEY

STATE OF WASHINGTON)
County of Skamania) ss.

I certify that I know or have satisfactory evidence that JAMES W. HOFFMAN is the persons who appeared before me, and said person acknowledged 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 24th day of May, 1999.

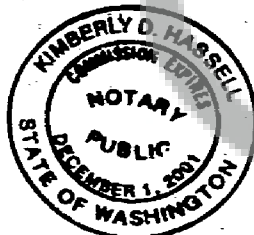


Kimberly Hassell
(Name) Kimberly Hassell
Notary Public in and for the
State of Washington.
Commission expires: 12/01/01

STATE OF WASHINGTON)
County of Skamania) ss.

I certify that I know or have satisfactory evidence that NEIL H. HAFLEY is the persons who appeared before me, and said person acknowledged 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 24th day of May, 1999.



Kimberly Hassell
(Name) Kimberly Hassell
Notary Public in and for the
State of Washington.
Commission expires: 12/01/01

After Recording Roll To:

G. Ferris Walker
Reno, Vandenberg, Hartinger & Walker
Attorneys at Law
First Interstate Plaza, Suite 2100
Tacoma, WA 98402-4191



QUIT CLAIM DEED

THE GRANTOR, JENNIE BESSIE WOOD a/w/a BESSIE BESSIE WOOD, for and in consideration of love and affection, coveys and quit claims to ROBERT WILSON WOOD, JENNIE BESSIE WOOD a/w/a BESSIE BESSIE WOOD, and EUGENE J. WOOD, as joint tenants with right of survivorship and all as tenants in common, the following described real estate situated in the County of Shumalla, State of Washington, including any interest therein which Grantor may hereafter acquire:

A tract of land located in the East Half of the Northwest Quarter (NW 1/4) of Section 34, Township 2 North, Range 5 East, W.M., more particularly described as follows:

Beginning at a point on the South line of the Northwest Quarter of the Northwest Quarter of the said Section 34 East 300 feet from the Southwest Corner of the Northwest Quarter of the Northwest Quarter of the said Section; thence East along said South line 100 feet, more or less, to intersection with private road known and designated as King's Road; thence in a Northeasterly direction following said King's Road to intersection with the county road known and designated as the Washougal River Road; thence in a Westerly direction following the Washougal River Road to intersection with the West line of the said Section 34; thence South following the West line of the said Section 34 to the center of the channel of the Washougal River; thence in an easterly direction following the center of the channel of the Washougal River to a point 100 feet East of the West line of the said Section 34; thence North parallel to the West line of the said Section 34 to the point of beginning.

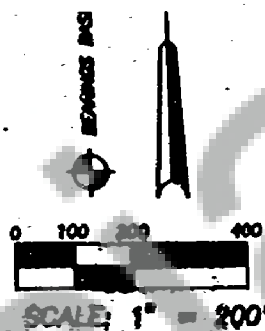
SUBJECT TO a right of way 30 feet in width reserved by Maggie Marion for access to the Southeast Quarter of the Northeast Quarter of Section 31, Township 2 North, Range 5 East, W.M., by deed dated May 26, 1928, and recorded May 31, 1928, at page 31 of Book 27 of Deeds, Records of Shumalla County, Washington.

SUBJECT TO reservations, conditions, and restrictive covenants affecting the premises in the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East, W.M., set forth in deed dated June 6, 1928, and recorded June 21, 1928, at page 466 of Book 27 of Deeds and in deed

EXHIBIT A

AGENT NOTE:
DEED RECORDED IN BK. 27, PG. 91
IS A 30' EASEMENT FOR INGRESS-
EGRESS TO THE SE 1/4 OF THE NE 1/4
SECTION 33

APPROXIMATE LOCATION OF
WASHOUGAL RIVER ROAD
(SHOWN FOR GRAPHIC PURPOSES)



IRON PIPE
1 SET IN

S89°29'47"E 1305.41'

852.70'

APPROXIMATE LOCATION
OF EASEMENT FOR INGRESS-
EGRESS RECORDED IN BK. 137,
PG. 254 (NO WIDTH GIVEN)

LOT

LOT 1
18.8 AC. (APPROX.)

APPROX. LOCATION 30'
EASEMENT FOR INGRESS-
EGRESS-UTILITIES FOR
REMAINDER LOT

PROPOSED 40' EASEMENT
FOR INGRESS-EGRESS-UTILITIES
FOR LOT 1 AND REMAINDER LOT

IRON OF
SCALED
MAP

N01°18'57"E 1330.07'

30'

200.00'

N89°29'47"W

1900

UTILITY

825.85'

APPROXIMATE ZONE 'A'
FEMA FLOOD RATE MAP
PANEL #530180 0400 B

DEED CALLS E WASHOUGAL
RIVER NOT LOCATED IN
THIS SURVEY

EXHIBIT "B"

CALC. POSITION AS
SHOWN IN S.R. #1