

137657

BOOK 197 PAGE 489

WHEN RECORDED RETURN TO:
 Name: Bach
 Address: 402 Blue Sky Drive
 City/State/Zip: Washougal, WA 98671

FILED
 SKAMANIA COUNTY
 BY Fidelity Nat'l Title

MAR 22 4 31 PM '00

GARY H. OLSON
 GARY H. OLSON

REAL ESTATE EXCISE TAX
 20710

MAR 23 2000

PAID 275400

b2

SKAMANIA COUNTY TREASURER



Fidelity National Title Company of Washington, Inc.

Order No. 01-02909db

STATUTORY WARRANTY DEED

The Grantor, THOMAS M. JERMANN and CHERYL JERMANN, husband and wife

For and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, pursuant to an IRC 1031 tax -deferred exchange

in hand paid, conveys and warrants to CHRISTOPHER D. BACH and GAIL BACH, husband and wife and STORY BACH, an unmarried person

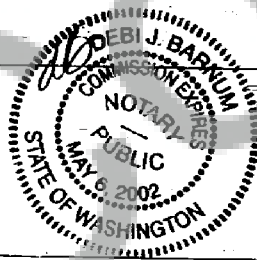
the following described real estate, situated in the County of SKAMANIA, State of Washington:

See Exhibit "A" attached hereto and by this reference made a part hereof, on page 2.

Abbreviated Legal Description: SEC 16, T2N & 21, T 2N, R7E
 Tax Account Number: 02-07-16-3-0-0500-00

DATED: MARCH 21, 2000

BY: Thomas M. Jermann
 BY: Cheryl Jermann



State of Washington
 County of Clark

THOMAS M. JERMANN
 CHERYL JERMANN

On this 21st day of MARCH, 2000, personally appeared before me ** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the purposes therein mentioned.

Debi J. Barlow DEBI J. BARLOW
 Notary Public in and for the State of Washington
 Residing at: CANAS
 My Commission Expires: MAY 6, 2002

Gary H. Martin, Skamania County Assessor
 Date 3-22-00 Parcel # 2-7-16-3-500
Grav Pr of

LPB-10 11/96

Exhibit A

A tract of land located in Sections 16 and 21, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

Beginning at a point on the West line of the Southwest Quarter of Section 16 that intersects with the centerline of Moffetts-Carpenter Road; Thence Southeasterly 1,125 feet, more or less, to the most Southerly point of the Jermann Tract as described at Book 113 Page 778, Deed records of Skamania County Auditor, and intersecting with the Southerly right of way line of the tract acquired by the United States of America for the Bonneville Administration's electric power lines; Thence North 32° 27' 30" East along said Southerly right of way line 1,372 feet, more or less, to intersection with the center line of the said Moffetts-Carpenter Road; Thence following the center line of said Road Northwesterly, Westerly and Southwesterly, to the point of beginning.

SUBJECT TO: 2nd 1/4 2000 General taxes. Deed of Trust recorded May 4, 1989 in Book 113, page 780 Auditor's File No. 106953 in the amount of \$122,000.00. Easements recorded in Book 72, page 887, Book "W", page 584, Book 65, page 31 and Book 62, page 750. Rights of others thereto entitled in and to the continued uninterrupted flow of Creeks and Greenleaf Slough, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof. Any adverse claims based upon the assertion that Creeks and Greenleaf Slough has moved. Rights of the Public in and to that portion lying within the Road.

THE PROPOSED DIVISION OF PARCEL NUMBER 02-07-16-3-0-0500-00 TO CREATE TWO PARCELS (PARCEL 1 & PARCEL 2) RESULTS IN BOTH PARCELS EXCEEDING FIVE ACRES IN SIZE AND THEREFORE WOULD BE EXEMPT FROM COMPLIANCE WITH CHAPTER 19.04 CITY OF NORTH BONNEVILLE SHORT PLAT REQUIREMENTS.

NORTH BONNEVILLE MUNICIPAL CODE
SECTION 19.04.050 EXEMPTIONS.

THE PROVISIONS OF THIS CHAPTER SHALL NOT APPLY TO:

1.
2. DIVISIONS OF LAND INTO LOTS OR TRACTS EACH OF WHICH IS $1/128^{\text{TH}}$ OF A SECTION OF LAND OR LARGER, OR FIVE ACRES OR LARGER IF THE LAND IS NOT CAPABLE OF DESCRIPTION AS A FRACTION OF A SECTION OF LAND. FOR PURPOSES OF COMPUTING THE SIZE OF ANY LOT UNDER THIS ITEM WHICH BORDERS ON A STREET OR ROAD, THE LOT SIZE SHALL BE EXPANDED TO INCLUDE THAT AREA WHICH WOULD BE BOUNDED BY THE CENTER LINE OF THE ROAD OR STREET AND THE SIDE LOT LINES OF THE LOT RUNNING PERPENDICULAR TO SUCH CENTER LINE;

John W. K. L.
Mayor 3/22/00