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BOOK 199 PAGE 624

FILED
TEUNIS J. WYERS PC
MAY 31 10 22 AM '00
O'Lawry
GARY H. MARTIN

Recording requested by and when
recorded mail to:

Teunis J. Wyers, P.C.
P.O. Box 417
Hood River, OR 97031

REAL ESTATE EXCISE TAX

20852

MAY 23 2000

PAID Exempt
SW
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

GRANTOR: R. Clark Ziegler
GRANTEE: R. Clark Ziegler, Trustee of the Carole Ziegler Family Trust
ABBREV LEGAL DESCRIPTION: SW4 Section 18, T3N, R10EWM
(additional legal descriptions on page 2)
ASSESSOR'S TAX PARCEL ID # 03-10-1800-1100
03-10-1900-0700
03-10-2000-0800
03-10-2000-0803

20852
1000000
1000000
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1000000
1000000

REF. NOS. OF DOCUMENTS RELEASED OR ASSIGNED: None
File No. 73671

THE GRANTOR, R. Clark Ziegler, individually and as Personal Representative of the Estate of
Carole L. Ziegler,

for and in consideration of: the distribution of the Estate of Carol L. Ziegler

in hand paid, conveys and warrants to: R. Clark Ziegler, Trustee of the Carole Ziegler Family Trust
u/w dated February 14, 1997,

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

Gary H. Martin, Skamania County Assessor

DATED: 4-7-00, 2000.

Date 5-23-00 Parcel # 3-10-00 001100
SW 3-10-19-700
3-10-20-800
803
805

R. Clark Ziegler
R. Clark Ziegler, Grantor

STATE OF OREGON WASHINGTON
County of Hood River KUCKWAT) ss

On this day personally appeared before me R. Clark Ziegler to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he, she or they signed the same as his, her, or their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 7th day of April, 2000.



Wendy Holtmann WENDY HOLTMANN
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
Residing at: White Salmon
My commission expires: 11/19/2002

EXHIBIT A

03-10-1800-1100

An undivided 11/96ths interest in Government Lots 3 and 4, being also described as the West one-half of the Southwest Quarter (W1/2 SW 1/4) of Section 18, Township 3 North, Range 10 East of the Willamette Meridian.

03-10-1900-0700

Lot 3, Crego Short Plat, revised in the Southeast Quarter of Section 19, Township 3 North, Range 10 East, of the Willamette Meridian, recorded January 3, 1985 in Book 3 of Short Plats, page 74, under Auditor's File No. 98761, records of Skamania County, Washington;

SUBJECT TO an easement for road and utility purposes over the East 60 feet thereof.

03-10-2000-0800

The West Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian,

EXCEPT that portion thereof lying Northerly of the center line of the county road known and designated as the Kollock Road;

ALSO EXCEPT a tract of land located in the Southwest Quarter (SW 1/4) of Section 20, Township 3 North, Range 10 E.W.M., described as follows:

Beginning at the southwest corner of the said Section 20; thence along the south line of the said section 20 south 88°53' east 1,305.31 feet; thence north 1,590.13 feet to the center line of County Road No. 3130 designated as the Kollock-Knapp Road, said point being the initial point of the tract hereby described; thence south 279 feet; thence north 44°16' west 623.85 feet; thence north 279 feet to the centerline of said Kollock-Knapp Road; thence following the centerline of said road southeasterly 624 feet, more or less, to the initial point; said tract containing three acres, more or less;

SUBJECT TO easements and rights of way for public road, telephone and electric power transmission lines;

TOGETHER WITH an easement for a water pipeline as now installed and constructed over and across the East Half of Section 19, Township 3 North, Range 10 East of the Willamette Meridian; and the right to take water through said pipe from a spring and reservoir system located in the South Half of Section 18, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of the county road known and designated as the Kollock Road.

The West 16 rods of the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian;

TOGETHER WITH that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of the county road known and designated as the Kollock Road;

EXCEPT that parcel of land located in the South Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East, Willamette Meridian, County of Skamania, State of Washington, more fully described as follows:

Commencing at a point South $88^{\circ}49'56''$ East, a distance of 1101.67 feet from the Southwest corner of said Section 20, said point is on the South line of said Section 20 and is the True Point of Beginning; thence continuing along the South line South $88^{\circ}49'56''$ East, a distance of 271.20 feet; thence North $1^{\circ}10'04''$ East, a distance of 211.99 feet to a Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence North $87^{\circ}53'13''$ West, a distance of 271.23 feet to another Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence South $1^{\circ}10'04''$ West, a distance of 216.46 feet, more or less, to the True Point of Beginning, containing 1.33 acres, more or less.

TOGETHER WITH a 20-foot wide easement over an existing gravel driveway for ingress and egress from the Cook-Underwood County Road to the West side of the above described property.

Reserving to the grantor a 20-foot wide easement over said existing gravel driveway through the Northwest corner of the herein described real property.

SUBJECT TO that certain "Dedication Deed" to Skamania County for County Road right-of-way known and designated as Cook-Underwood Road, recorded under auditor file number 80757.

TOGETHER WITH the right to use the existing gravel driveway located North of the herein described real property to access the shop building.

TOGETHER WITH the following declaration which constitutes a negative covenant running with the above described real property:

The undersigned, on behalf of his/herself, his/her heirs, successors and assigns, declares that the real property described herein is located adjacent to or in close proximity to real property zoned for use as agricultural and forest land (AG-1, AG-2, F-2, or F-3). Owners of said agricultural and forest lands are entitled to engage in accepted agricultural or forest practices, and the same shall not constitute a nuisance or be the basis of any cause of action by the undersigned or anyone whose title is derived from him/her.

03-10-2000-0803

All that portion of the following described tract lying Southerly of County Road No. 31300 designated as the Kollock-Knapp Road:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian; thence East along the South line of the said Section 20 a distance of 16 rods to the initial point of the tract hereby described; thence North 80 rods to a point which is 16 rods East of the Northwest corner of the Southeast Quarter of the Southwest Quarter of the said Section 20; thence East along the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 16 rods; thence South at right angles to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 40 rods; thence West parallel to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 40 rods to intersection

with the South line of the said Section 20; thence West along the South line of the said Section 20 to the initial point.

EXCEPT a tract of land located in the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the said Section 20; thence East along the South line of the said Section 20 a distance of 264 feet to the initial point of the tract thereby described; thence North parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said section 20 a distance of 250 feet; thence East 132 feet; thence South parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 250 feet to the South line of the said Section 20; thence West along said South line to the initial point.