

141203

BOOK 210 PAGE 285

RETURN ADDRESS:

DUANE LAUSVERK
PO Box 1086
VANCOUVER WA. 98666

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. CLERK

MAY 25 1 20 PM '01
GARY H. OLSON
AUDITOR

F - 23900

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. QUIT CLAIM DEED
2. _____
3. _____
4. _____

GRANTOR(S) (Last name, first, then first name and initials)

1. COBINE, WALLACE C.
2. _____
3. _____
4. _____

☐ Additional Names on Page _____ of Document.

REAL ESTATE EXCISE TAX

GRANTEE(S) (Last name, first, then first name and initials)

1. COBINE, MARIE
2. _____
3. _____
4. _____

MAY 25 2001

PAID extended

of the party

SKAMANIA COUNTY TREASURER

☐ Additional Names on Page _____ of Document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter/Quarter)

SECTION 15 TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE
WILLAMETTE MERIDIAN SKAMANIA COUNTY, STATE OF WASHINGTON

☒ Complete Legal on Page 2, 3 & 4 of Document.

REFERENCE NUMBER(S) Of Document assigned or released:

Gary H. Martin, Skamania County Assessor

Date 5-25-01 Parcel # 4-7-15-500-501

☐ Additional Numbers on Page _____ of Document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

4-7-15-500 AND 4-7-15-501 4-7-15-502

☐ Property Tax parcel ID is not yet assigned.

☐ Additional Parcel Numbers on Page _____ of Document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

QUIT CLAIM DEED

THE GRANTOR, WALLACE C. COBINE, in order to make it clear that he has no community property interest, conveys and quit claims all of his interest and any interest he may hereafter acquire to GRANTEE, MARIE COBINE, in the following described real property situated in the County of Skamania, State of Washington:

See attached Exhibits A, B and C.

DATED this 23 day of May, 2001.

Wallace C. Cobine
WALLACE C. COBINE

STATE OF WASHINGTON)
County of Skamania) ss.

I certify that I know or have satisfactory evidence that Wallace C. Cobine is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: Mo, 23, 2001

Notary Public
State of Washington
JAMES R COPELAND, JR
MY COMMISSION EXPIRES
September 13, 2003

[Signature]
Notary Public in and for the
State of Washington, residing
at Skamania County.
My appointment expires: 9-11-03
O:\PI\INSUR\DL\CC\COBINE.QCD

QUIT CLAIM DEED - 1

PARCEL I

In the County of Skamania, State of Washington:

Those portions of the following described tracts in Section 15, Township 4 North, Range 7 East of the Willamette Meridian, lying Southerly and Westerly of the Wind River Highway and Northerly and Easterly of the center of Wind River:

The South 163 feet of the South Half of the Southeast Quarter of the Northwest Quarter lying Easterly of the Westerly right of way of the existing 20 foot private access road to El Descanso Al Rio; the Northeast Quarter of the Southwest Quarter.

EXCEPT that portion thereof, platted as El Descanso Al Rio, recorded in Book "A" of Plats, at page 90, records of Skamania County, Washington.

ALSO EXCEPT the following described tract:

BEGINNING at the Northeasterly corner of Lot 5 of El Descanso Al Rio Plat; thence South 57°54' East 24 feet; thence North 36° East 145 feet; thence North 57°54' West 70 feet; thence North 43°54' West 239 feet; thence South 36° West 145 feet; thence South 43°54' East 239 feet; thence South 57°54' East 45 feet to the Point of Beginning.

The South Half of the Northeast Quarter.

EXCEPT the West 20 feet.

AND EXCEPT the South 163 feet of said West 20 feet.

The Southeast Quarter of the Southeast Quarter.

EXCEPT that portion of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter lying Westerly of the Easterly bank of Wind River.

EXCEPT Public Roads.

PARCEL II

The North Half of the Southeast Quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, lying Southerly and Westerly of the Wind River Highway.

EXCEPT THE PROPERTY DESCRIBED ON THE ATTACHED EXHIBIT "B".

Gary H. Martin, Skamania County Assessor

Date 5-25-01 Parcel # 4-7-15-500

GRM

501
502

EXHIBIT A

PAGE 1 of 1

LEGAL DESCRIPTION FOR 20 ACRES
May 18, 1988

A parcel of property in Section 15, Township 4 North, Range 7 East of the Willamette Meridian in the County of Skamania, State of Washington described as follows:

BEGINNING at the intersection of the South right-of-way line of Wind River Highway and the East line of the Southeast quarter of said Section 15;

THENCE South along said East line to the Southeast corner of said Section 15;

THENCE West along the South line of said Southeast quarter to the Easterly Bank of Wind River;

THENCE Northwesterly along said Easterly Bank to the North line of the South half of the South half of the Southeast quarter of the Southeast quarter of said Section 15;

THENCE North parallel to the East line of Section 15 300.00 feet;

THENCE Northwesterly 300 feet more or less to a point 30.00 feet West of the most Westerly corner of an existing mobile home;

THENCE Northerly to the Southerly right-of-way line of Wind River Highway at a direction such that would include 20.00 acres within this described parcel.

THENCE Southeasterly along said Southerly right-of-way line to the POINT OF BEGINNING;

CONTAINING 20.00 acres.

SUBJECT to an easement for ingress, egress, and utilities over, under and across any part of the existing road that may cross the above described property.

TOGETHER with an easement for ingress, egress, and utilities over, under, and across the existing road providing access to the above described property.

EXHIBIT B

PAGE 171

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR OTTIS HOLWEGNER
Perimeter Description of 102.6 Acres

May 21, 2001

A parcel of property located in Section 15, Township 4 North, Range 7 East of the Willamette Meridian in Skamania County, Washington, described as follows:

BEGINNING at the Southeast corner of said Section 15;

THENCE North $02^{\circ} 00' 11''$ East along the East line of said Section 15, a distance of 1693.29 feet;

THENCE North $01^{\circ} 08' 28''$ East along said East line 245.49 feet, more or less, to a point on the centerline of the Wind River Highway, said point begin on a non-tangent 11459.16 foot radius curve to the right having a tangent bearing into said curve at said point of North $57^{\circ} 13' 31''$ West;

THENCE along said centerline and around said 11459.16 foot radius curve to the right 175.63 feet;

THENCE North $56^{\circ} 20' 50''$ West along said centerline, 1691.44 feet;

THENCE North $56^{\circ} 18' 27''$ West along said centerline 1174.07 feet to a point on a 1432.40 foot radius curve to the right;

THENCE along said centerline and around said 1432.40 foot radius curve to the right 158.32 feet to a point 20.00 feet East of, when measured at right angles to, the West line of the East half of said Section 15;

THENCE South $00^{\circ} 45' 15''$ West parallel with said West line 851.32 feet, more or less, to a point 163.00 feet North of, when measured at right angles to, the North line of the Northwest quarter of the Southeast quarter of said Section 15;

THENCE North $88^{\circ} 53' 18''$ West parallel with said North line 1152.44 feet, more or less, a point on the West line of Cannavina Road as shown on surveyed Short Plat Book 3,

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

Page 116 records of Skamania County, said point on a non-tangent 191.60 foot radius curve to the left having a tangent bearing into said curve of South 34° 47' 44" West at said point;

THENCE along said West line and around said 191.60 foot radius curve to the left 162.95 feet, more or less, to the West line of the Plat of El Descanso Al Rio as shown in Plat Book A, Page 90 records of Skamania County;

THENCE North 53° 06' 42" East along said West line 61.55 feet to the Northwest corner thereof;

THENCE South 42° 47' 18" East along the North line of said Plat 151.27 feet to the Southwest corner of that tract conveyed by deed to G. A. Bardsley recorded under Auditor's Deed Book 36, Page 367 records of Skamania County;

THENCE North 37° 06' 42" East along the West line of said tract 145.39 feet to the Northwest corner thereof;

THENCE South 42° 47' 18" East along the North line of said tract 239.00 feet to an angle point;

THENCE South 56° 47' 18" East along the North line of said tract 70.00 feet to the Northeast corner thereof;

THENCE South 37° 06' 42" West along the East line of said tract 146.00 feet to the North line of the Plat of El Descanso Al Rio as recorded in Plat Book A Page 90, records of Skamania County;

THENCE South 56° 47' 18" East along the North line of said Plat 591.00 feet to an angle point;

THENCE South 82° 19' 18" East along the North line of said Plat 350.00 feet to the Northeast corner thereof;

THENCE South 12° 06' 42" West along the East line of said Plat 551 feet, more or less, to the North Bank of the Wind River;

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

THENCE South 79° 43' 31" East along said North Bank 45 feet, more or less, to the West line of the Northwest quarter of the Southeast quarter of said Section 15;

THENCE South 00° 45' 15" West along said West line 143 feet, more or less, to the Southwest corner thereof;

THENCE South 88° 46' 06" East along the South line and the Easterly projection of said Northwest quarter of the Southeast quarter of Section 15 a distance of 1441 feet, more or less, to the centerline of the Wind River;

THENCE along the center of Wind River the following courses:

South 46° 27' 52" East 137.32 feet;

South 48° 41' 24" East 135.36 feet;

South 52° 55' 49" East 255.72 feet;

South 46° 00' 32" East 384.52 feet;

South 36° 51' 50" East 243.07 feet;

THENCE South 21° 17' 29" East along the center of said Wind River 229.94 feet, more or less, to the North line of the South half of the South half of said Southeast quarter of the Southeast quarter of Section 15;

THENCE South 88° 40' 43" East along said North line 78.05 feet, more or less, to the East bank of said Wind River;

THENCE South 14° 22' 56" East along said East bank 189.17 feet;

THENCE South 26° 52' 41" East along said East bank 55.80 feet;

THENCE South 16° 49' 21" East along said East bank 80.81 feet;

THENCE South 70° 28' 37" West along said East bank 13.45 feet;

Z:\6000690069330003 leg.doc
HSR:ask

EXHIBIT C
Page 3 of 7

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

THENCE North 51° 53' 10" West along said East bank 36.77 feet;

THENCE South 63° 37' 00" West along said East bank 32.25 feet;

THENCE South 33° 58' 29" East along said East bank 31.35 feet, more or less, to the South line of said Southeast quarter of the Southeast quarter Section 15;

THENCE South 88° 38' 54" East along said South line 172.63 feet to the POINT OF BEGINNING.

SUBJECT to all easements and restrictions of record.

EXCEPT the following described two parcels of property:

A parcel of property located in the East half of the Southeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian in Skamania County, Washington, described as follows:

COMMENCING at the Southeast corner of said Section 15;

THENCE North 02° 00' 11" East along the East line of said Section 15 a distance of 536.23 feet and the TRUE POINT OF BEGINNING;

THENCE North 88° 46' 24" West, 9.52 feet;

THENCE North 61° 51' 45" West 23.06 feet;

THENCE North 51° 45' 22" West 59.92 feet;

THENCE North 40° 31' 45" West 61.40 feet;

THENCE North 25° 47' 01" West 28.48 feet;

THENCE North 52° 14' 50" West 23.61 feet;

THENCE North 37° 35' 45" West 41.13 feet;

Z:\6000\6900\6933\0003 leg.doc
HSR/nak

EXHIBIT C
Page 4 of 7

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

THENCE North 23° 38' 35" West 95.10 feet;

THENCE North 44° 50' 32" West 453.43 feet;

THENCE North 38° 37' 53" East 185.79 feet;

THENCE North 01° 22' 44" East 358.33 feet;

THENCE North 65° 03' 27" East 495.51 feet to the East line of said Southeast quarter of Section 15;

THENCE South 01° 08' 28" West along said East line 132.15 feet to an angle point;

THENCE South 02° 00' 11" West along said East line 1157.06 feet to the TRUE POINT OF BEGINNING.

Containing 10 acres, more or less.

ALSO EXCEPT the following described property:

A parcel of property located in the Northeast quarter of the Southeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian in Skamania County, Washington, described as follows:

COMMENCING at the Southeast corner of said Section 15;

THENCE North 02° 00' 11" East along the East line of said Section 15 a distance of 536.23 feet;

THENCE North 88° 46' 24" West 9.52 feet;

THENCE North 61° 51' 45" West 23.06 feet;

THENCE North 51° 45' 22" West 59.92 feet;

THENCE North 40° 31' 45" West 61.40 feet;

Z:\6000690069330003.leg.doc
HSR/nak

EXHIBIT C
Page 5 of 7

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

THENCE North 25° 47' 01" West 28.48 feet;

THENCE North 52° 14' 50" West 23.61 feet;

THENCE North 37° 35' 45" West 41.13 feet;

THENCE North 23° 38' 35" West 95.10 feet;

THENCE North 44° 50' 32" West 453.43 feet;

THENCE North 38° 37' 53" East 185.79 feet;

THENCE North 01° 22' 44" East 358.33 feet and the TRUE POINT OF BEGINNING;

THENCE North 65° 03' 27" East 495.51 feet to the East line of the Southeast quarter of Section 15;

THENCE North 01° 08' 28" East along said East line 113.33 feet to a 11459.16 foot curve to the right having a tangent bearing into said curve at this point of North 57° 13' 31" West;

THENCE around said 11459.16 foot radius curve to the right 175.63 feet;

THENCE North 56° 20' 50" West 635.11 feet;

THENCE South 33° 39' 10" West 474.52 feet;

THENCE South 56° 24' 41" East 50.97 feet

THENCE South 55° 37' 01" East 496.75 feet;

THENCE South 27° 24' 37" East 75.14 feet to the TRUE POINT OF BEGINNING.

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

Containing 8.5 acres, more or less.

Subject to easements and all restrictions of record.

