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BOOK 214 PAGE 112

FILED FOR RECORD  
SKAMIA CO., WASH  
BY CLARK COUNTY TITLE

AUG 28 1 48 PM '01  
*Olson*  
AUDITOR  
GARY H. OLSON

RETURN ADDRESS:

Clark County Title Company, Hazel Dell  
1307B NE 78th Street  
Suite 12  
Vancouver, WA 98665

Please print or type information

Document Title(s) (or transactions contained therein):

1. WARRANTY DEED
- 2.
- 3.
- 4.

Reference Number(s) of Documents:

Grantor(s) (Last name first, then first name and initials)

1. ZUMSTEIN, JOE J. JR
2. ZUMSTEIN, CHERIL M. ZUMSTEIN
3. ZUMSTEIN, JOE
4. ZUMSTEIN, CHERIL
5. ☐ Additional names on page of document.

REAL ESTATE EXCISE TAX

21735

AUG 28 2001

PAID

*W. M. Olson, Deputy*  
SKAMIA COUNTY TREASURER

Grantee(s) (Last name first, then first name and initials)

1. POLLARD, RANDY
2. POLLARD, RACHEL
- 3.
- 4.
5. ☐ Additional names on page of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

FOR LEGAL DESCRIPTION SEE EXHIBIT 'A' ATTACHED AND BY THIS REFERENCE MADE A PART HERETO.

ABBREVIATED: #440 SECTION 33, TOWNSHIP 2N, RANGE 5EWM

☒ Additional legal on page 2 of document.

Assessor's Property Tax Parcel/Account Number

02-05-33-0-0-0400-00

☒ Additional on page 2 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 provided herein.

AFTER RECORDING MAIL TO:

Name RANDY POLLARD and RACHEL POLLARD

Address 1922 SE BLAIR ROAD *Unit A*

City, State, Zip WASHOUGAL WA 98671

CCT74642JS

Statutory Warranty Deed

THE GRANTOR JOE J. ZUMSTEIN JR. and CHERIL M. ZUMSTEIN, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS JOE AND CHERIL ZUMSTEIN for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to RANDY POLLARD and RACHEL POLLARD, HUSBAND AND WIFE the following described real estate, situated in the County of Skamania, State of Washington:

FOR LEGAL DESCRIPTION SEE EXHIBIT 'A' ATTACHED AND BY THIS REFERENCE MADE A PART HERETO.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Assessor's Property Tax Parcel Account Number(s): 02-05-33-0-0-0400-00

Dated this 23RD day of August, 2001.

*Joe J. Zumstein Jr.*  
JOE J. ZUMSTEIN JR.

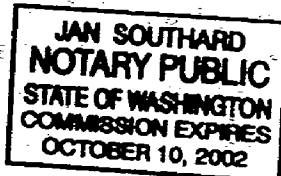
*Cheril M. Zumstein*  
CHERIL M. ZUMSTEIN

STATE OF WASHINGTON  
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that JOE J. ZUMSTEIN JR. and CHERIL M. ZUMSTEIN are the persons who appeared before me, and said persons acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: AUGUST *23* 2001

*Jan Southard*  
Notary Public in and for the State of Washington  
Residing at RIDGEFIELD  
My appointment expires: 10-10-02



000044

## Exhibit A

GARY H. MARTIN, Skamania County Assessor  
Date 8-28-01  
Parcel # 020533000000

The North 500 feet of the Northwest quarter of the Northeast quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington.

**EXCEPT the East 462 feet thereof;**

ALSO EXCEPT that portion conveyed to Arlene J. Pribble, a single person, in Book 69 of Deeds, at page 306, described as follows:

**BEGINNING** at the North quarter corner of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, in Skamania County, Washington; thence South  $0^{\circ}43'51''$  West 400 feet to the True Point of Beginning that is a  $1/2'' \times 30''$  Iron pipe; thence South  $0^{\circ}43'51''$  West 100.00 feet to a 2" X 2" hub and tack; thence South  $89^{\circ}16'09''$  East 158.96 feet to a  $1/2'' \times 30''$  iron pipe; thence North  $29^{\circ}47'38''$  West 116.08 feet to a  $1/2'' \times 30''$  iron pipe; thence North  $89^{\circ}16'09''$  West 100.00 feet to the True Point of Beginning.

## PARCÈL II

**A tract of land in the Northwest quarter of the Northeast quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:**

**BEGINNING** at the Northeast corner of the Northwest quarter of the Northeast quarter of the said Section 33; thence West along the North line of said subdivision 462 feet; thence South to intersection with the centerline of the County Road known and designated as the Washougal River Road, said point being the Initial point of the tract hereby described; thence North 500 feet, more or less, to intersection with the South line of the tract first above described; thence West 200 feet; thence South 500 feet, more or less, to intersection with the centerline of the Washougal River Road aforesaid; thence following the centerline of said road in a Easterly direction 200 feet, more or less, the initial point.

**EXCEPT the following described property:**

**A tract of land in the Northwest quarter of the Northeast quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:**

**BEGINNING** at the Northeast corner of the Northwest quarter of the Northeast quarter of the said Section 33; thence West along the North line of said subdivision 462 feet; thence South to intersection with the centerline of the County Road known and designated as the Washougal River Road, said point being the initial point of the tract hereby described; thence North 400 feet, more or less, to intersection with the South line of a tract of land conveyed to Joseph F. Beaudoin, et ux, by instrument recorded in Book 61, page 109; thence West 200 feet; thence South 400 feet, more or less, to intersection with the centerline of the Washougal River Road aforesaid; thence following the centerline of said road in a Easterly direction 200 feet, more or less, to the initial point.

**TOGETHER WITH** a private easement 25 feet wide from the County Road northwards for a distance of 290 feet; thence 30 feet wide continuing northwards to the North property line, for ingress, egress and utilities running along the existing roadway between the County Road and the North property line for the benefit of a tract of land located in the North 500 feet of the Northwest quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.