

142175

AFTER RECORDING MAIL TO:

Name Clark County Title Company, Hazel Dell

Address 1307B NE 78th Street, Suite 12

City, State, Zip Vancouver, WA 98665

BOOK 214 PAGE 192

FILED FOR RECORD
SKAMANIA CO. WASH

BY CLARK COUNTY TITLE

AUG 29 3 18 PM '01

AUDITOR
GARY M. OLSON

CCT 74642JS

(FULFILLMENT)
Statutory Warranty Deed

THE GRANTOR JOSEPH F. BEAUDOIN AND GAYLE L. BEAUDOIN, HUSBAND AND WIFE for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT RECORDED NOVEMBER 24, 1992 UNDER AUDITOR'S FILE NO. 115011, BOOK 132, PAGE 161 in hand paid, conveys and warrants to JOE J. ZUMSTEIN, JR AND CHERIL M. ZUMSTEIN, WHO ACQUIRED TITLE AS JOE AND CHERIL ZUMSTEIN 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.

ABBREVIATED LEGAL: #400 SECTION 33, TOWNSHIP 2 NORTH, RANGE 5E, N/A

AUG 29 2001

PAID ON EXCISE #15406
W/STAMP - DTD 11.24.92

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

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated NOVEMBER 24, 1992, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale or stamped exempt on NOVEMBER 24, 1992, Rec. No. 15406

Dated this 23RD day of August, 2001.

8-28-01

8-28-01

JOSEPH F. BEAUDOIN

GAYLE L. BEAUDOIN

STATE OF WASHINGTON
COUNTY OF CLARK

ss

I certify that I know or have satisfactory evidence that JOSEPH F. BEAUDOIN AND GAYLE L. BEAUDOIN 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 28, 2001

JAN SOUTHARD
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 10, 2002

Notary Public in and for the State of Washington
Residing at Ridgefield
My appointment expires: 10-10-02

Exhibit A

PARCEL I

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 59 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 $1/2''$ X 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 $1/2''$ X 30" iron pipe; thence North $29^{\circ}47'38''$ West 116.08 feet to a $1/2''$ X 30" iron pipe; thence North $89^{\circ}16'09''$ West 100.00 feet to the True Point of Beginning.

PARCEL 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.