

142656

BOOK 215 PAGE 409

FILED
SKAMANIA CO, WASH
BY SKAMANIA CO, TITLE

OCT 19 4 32 PM '01

Lowry
OR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name Charles Smith
Address Po Box 391
City/State N Bonaville, WA 98639
PR 24277

Statutory Warranty Deed

THE GRANTOR JACK D. ERWIN PERSONAL REP. OF
THE ESTATE OF RUBY D. ERWIN, DECEASED

for and in consideration of TEN DOLLARS AND OTHER VALUABLE
CONSIDERATIONS

in hand paid, conveys and warrants to CHARLES F. SMITH, A
MARRIED MAN AS HIS SEPARATE ESTATE

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



REAL ESTATE EXCISE TAX

21842

OCT 19 2001

PAID 1024.00

Wason, Deputy
SKAMANIA COUNTY TREASURER

NW 1/4 of S34, T2N, R6E

FULL LEGAL AND SPECIAL EXCEPTIONS ARE ON PAGE 2

Gary H. Martin, Skamania County Assessor

Date 10/19/2001 Parcel - 2-6-34-108

Assessor's Property Tax Parcel/Account Number(s): 02-06-34-0-0-0108-00

Dated 10/18/01, 19

Jack D. Erwin
Jack D. Erwin, Personal Rep

EXHIBIT "A"

A tract of land in the Northwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point on the ^{NORTH} West line of the Northwest Quarter of said Section 34, a distance of 1090.60 feet North 88° 55 minutes 59 seconds West from the Northeast corner of said Northwest Quarter of Section 34; thence South 01° 18 minutes 38 seconds West parallel to the East line of said Northwest Quarter of Section 34, 118.42 feet to a point 1091.11 feet North 88° 55 minutes 59 seconds West, and 118.42 feet South 01° 04 minutes 01 seconds West from the Northeast corner of said Northwest Quarter as measured along the North line of said Northwest Quarter and at right angles to said North line and the point of beginning for Lot 1 of Jack Spring's Short Plat recorded in Book 2, Page 87; thence South 65° 51 minutes 54 seconds East 55.79 feet; thence South 21° 46 minutes 51 seconds East 156.61 feet; thence South 38° 27 minutes 37 seconds East 72.94 feet; thence South 51° 12 minutes 46 seconds West 880.00 feet more or less to the center line of Duncan Creek; thence Northwesterly along the center line of said creek to a point that bears South 57° 56 minutes 34 seconds West from the point of beginning; thence North 57° 56 minutes 34 seconds East 880.00 feet more or less to the point of beginning.

SPECIAL EXCEPTIONS

1. Rights of others thereto entitled in and to the continued uninterrupted flow of DUNCAN CREEK, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
2. Any adverse claims based upon the assertion that DUNCAN CREEK has moved.
3. Rights of the Public in and to that portion lying within Road.
4. Easement for Water line and access, including the terms and provisions thereof recorded March 5, 1947 in Book 31, Page 316.
(Exact location unknown)
5. Easement for access, Power lines and rights of the Spokane, Portland and Seattle Rail Road as disclosed by Deed, including the terms and provisions thereof recorded June 13, 1958 in Book 45, Page 613.
6. Easement for pipeline in favor of Spokane, Portland and Seattle Railway, including the terms and provisions thereof recorded December 29, 1921 in Book S, Page 450.

BOOK 215 PAGE 911

7. Easement for pipeline in favor of Pacific Northwest Pipeline, including the terms and provisions thereof recorded February 6, 1956 in Book 41, Page 134.
(Exact location unknown)
8. Easement for ingress, egress and Public Utilities, including the terms and provisions thereof recorded June 4, 1979 in Book 76, Page 646.
9. Easement for Water System and Agreement, including the terms and provisions thereof recorded February 27, 1981 in Book 79, Page 402.
10. Administrative Decision, including the terms and provisions thereof issued by Skamania County Planning, recorded August 6, 2001 in Book 213, Page 184.


BOOK 215 PAGE 912

STATE OF WASHINGTON, } ss. ACKNOWLEDGMENT - Individual
County of _____

On this day personally appeared before me Frank D. E. to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of October 2001

 Kleue Fern Bright
Notary Public in and for the State of Washington,
residing at Rockledge

My appointment expires 9/9/03

STATE OF WASHINGTON, } ss. ACKNOWLEDGMENT - Corporate
County of _____

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____
_____ and _____ to me known to be the
_____ President and _____ Secretary, respectively, of _____
_____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____