

142849

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Return Address:

Toni Siechen
21725 SW Hudgik Ct.
Aloha, OR 97006

FILED
SKAMIA COUNTY WASH
BY Toni Siechen

Nov 7 4 57 PM '01
GARY H. OLSON
AUDITOR

Document Title(s) or transactions contained herein:

Warrenty Deed

GRANTOR(S) (Last name, first name, middle initial)

Kielinski, Jan C.

REAL ESTATE EXCISE TAX

21877

☐ Additional names on page of document.

NOV - 8 2001

GRANTEE(S) (Last name, first name, middle initial)

Kielinski, Jan C. trustee
" " Trust

PAID

Exempt

Mason, Dept
SKAMIA COUNTY TREASURER☐ Additional names on page of document.

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

☐ Complete legal on page 1 of document.

REFERENCE NUMBER(S) of Documents assigned or released:

W half of the NE Quarter, Section 36, Township
3N, Range 7 1/2 E, W.M.☐ Additional numbers on page of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3, 7 1/2 - 36 - 1 - 600, 661, 800, 1000

☐ 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.

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WARRANTY DEED

(For Recorders use only)

JAN C. KIELPINSKI, a single man
Grantor

JAN C. KIELPINSKI, a single man
Trustee of The Kielpinski Family Trust
Grantee(s)

After Recording Return To:
Jan C. Kielpinski
PO Box 510
Stevenson, WA 98648

Until a Change is Requested, send
all tax statements to:
61 Nelson Creek, Stevenson WA 98648

WARRANTY DEED - TRANSFER TO REVOCABLE TRUST

Jan C. Kielpinski, a single man, Grantor, conveys and warrants to Jan C. Kielpinski, Trustee of The Kielpinski Family Trust dated March __, 2000, Grantee, the following described real property situated in Skamania County, Washington, free of encumbrances except as specifically set forth herein and subject to that certain mortgage and promissory note dated February 6, 2001 wherein Jan C. Kielpinski is mortgagor and Mortgage Market Inc., an Oregon Corporation, is mortgagee recorded as Auditor's file no. _____ in Book _____ at page _____ records of Skamania County Washington to wit:

Parcel 1:

Gary H. Martin, Skamania County Assessor
Date 4/5/01 Parcel # 3-142-36-1-600

The West half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 36, Township 3 North, Range 7 $\frac{1}{2}$ E.W.M.; EXCEPT the west 36 rods of the north 67 rods of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the said Section 36; AND EXCEPT that portion of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the said Section 36 lying westerly of the center of the channel of Nelson Creek; AND EXCEPT the following described tract: Beginning at a point 1,534.5 feet north and 306.15 feet east of the center of the said Section 36; thence south 58° 35' east 476.55 feet; thence south 54° 21' west 200 feet; thence north 38° 52' west 336.1 feet; thence north 17° 50' west 107.41 feet to the point of beginning; AND EXCEPT that portion thereof lying northerly of the County Road and designed as the Loop Road;

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ALSO: Beginning at a point 13 rods north of the southwest corner of the NE¼ of the NE¼ of the said Section 36; thence east 80 rods; thence south 80 rods; thence west 80 rods; thence north 80 rods to the point of beginning;

SUBJECT TO easements of record

TOGETHER WITH all water rights.

EXCEPT that portion thereof conveyed to the grantees by deed dated April 10, 1973.

Parcel No. 03-75-36-1-0-0600-00

Parcel 2:

A tract of land located in the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section 36, Township 3 North, Range 7½ E.W.M. described as follows:

Beginning at the southeast corner of the SW¼ of the NE¼ of the said Section 36; thence along the east line of the SW¼ of the NE¼ of the said Section 36 north 804 feet; thence south 55° 17' west to the center of Nelson Creek; thence in a southerly direction following the center of Nelson Creek to the south line of SW¼ of the NE¼ of said Section 36; thence east to the point of beginning;

TOGETHER WITH water rights and water pipeline easements for the existing water supply to both dwellings on said premises; provided, however, that such rights shall terminate and revert to the grantors, their heirs and assigns, whenever a public water supply shall be available at the property line of said premises;

EXCEPT easements and rights of way for County Road No. 2032 designated as the Nelson Creek Road.

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

Lot 1 of Kielpinski Short Plat recorded in Book 3 at Page 139, records of Skamania County, Washington.

Parcel No. 03 75 36 1 0 0601 00

Parcel 3:

Commencing at a stake about 14 feet South of a certain rock about 6 feet high on the County Road about midway on the South line of the Southeast quarter of the Northeast quarter of Section 36, Township 3 North, of Range 7 ½ E. of W.M.

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thence 6 rods North, thence 13 rods West, thence 6 rods South, thence 13 rods East to place of beginning, containing one-half acre more or less.

Parcel No. 03 75 36 1 0 0800 00

Parcel 4:

Beginning at the Northwest corner of the South 6 1/2 acres of the Southeast Quarter of the Northeast Quarter of Section 36, Township 3 North, Range 7 1/2 E.W.M.; thence East along the North line of said 6 1/2 acres 387 feet to an iron pipe; thence Southwesterly to a point on the Northerly right-of-way line of Nelson Creek County Road; thence in a Southwesterly direction along a line passing through an iron pipe to the center of the Nelson Creek County Road; thence Westerly along the center of said road to the West line of the Southeast Quarter of the Northeast Quarter of the said Section 36; thence North to the Point of Beginning. EXCEPT right-of-way for Nelson Creek County Road.

Parcel No. 03 75 36 1 0 1000 00

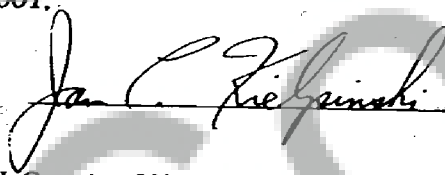
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except Easements, restrictions, reservations and encumbrances of record or otherwise known to the grantees.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do no relieve grantor of any liability or obligations under this instrument, but merely define the scope, amount and nature of such liability or obligations.

The true consideration for this conveyance \$0. However, the actual consideration consists of other value which is the whole consideration.

Dated Feb. 7, 2001:



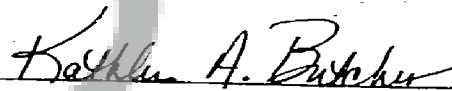
Jan C. Kielpinski

STATE OF WASHINGTON, County of Skamania)ss.

This instrument was acknowledged before me on February 7th, 2001, by

Jan C. Kielpinski.





Notary Public of Washington

My commission expires 01/07/05