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BOOK 216 PAGE 721

FILLED IN RECORD  
SKAMANIA COUNTY WASH  
BY Karen Bennett CCT

Nov 3 1 04 PM '01  
G. Bartch  
AUDITOR  
GARY M. OLSON

RETURN ADDRESS:

Clark County Title Company  
1400 Washington Street  
Suite 100  
Vancouver, WA 98660  
Attention: Cheryl Monahan

Please print or type information

Document Title(s) (or transactions contained therein): CCT-75172cm

1. Assignment, Assumption, and Consent

Reference Number(s) of Documents:

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

1. Richey, Ron
2. Richey, Cheryl

REAL ESTATE EXCISE TAX  
N/A

NCV - 9 2001

PAID see excise # 21887  
WPNM, 10 pmtg DTD 11.9.2001  
SKAMANIA COUNTY TREASURER

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

1. Buchanan, David K.
- 2.
- 3.
4. WATERFRONT RECREATION, INC.
5. ☒ Additional names on page 4 of document.

TRUSTEE:

1.

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

Lot 144, NORTHWOODS, as shown on the plat and survey entitled "Record of Survey for Waterfront Recreation, Inc.", dated May 16, 1974, on file and of record under Auditor's File No. 77523, at page 449 of Book "J" of Miscellaneous Records of Skamania County, Washington.

TOGETHER WITH an appurtenant easement as established in writing on said plat for the joint use of the areas shown as roadways on the plat.

☐ Additional legal on page of document.

Assessor's Property Tax Parcel/Account Number  
96-000144

☐ Additional 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 provided herein.

1.2 And under that certain Cabin Site Lease from Water Front to Ron & Cheryl Richey, dated September 1, 1988, a copy of which Cabin Site Lease is attached hereto marked Exhibit A, and incorporated herein by reference.

2. Assignee hereby accepts this Assignment and hereby assumes and agrees to perform all obligations of the Lessee under the Cabin Site Lease, as affected, if at all, by the Settlement Agreement of May 24, 1984, including, without limitation, payment of all rent required by the provisions thereof.

3. Water Front hereby consents to the foregoing Assignment and Assumption.  
IN WITNESS WHEREOF, the parties hereto have executed this Assignment, Assumption, and Consent in triplicate as of the date first herein above written.

ASSIGNOR:

Ron Richey  
Ron Richey

ASSIGNEE:

David K. Buchanan  
David K. Buchanan

Cheryl Richey  
Cheryl Richey

Cori Anderson  
Cori Anderson



BOOK 216 PAGE 724

WATER FRONT RECREATION, INC.

By: Justin Russell

Corporate Acknowledgment

State of Oregon )

County of Deschutes)

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2001, before me,

\_\_\_\_\_, the undersigned Notary Public, personally

Name of Notary Public

appeared \_\_\_\_\_

Name(s) of Signer(s)

☐ personally known to me - OR -

☐ proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as \_\_\_\_\_ on behalf of the corporation therein

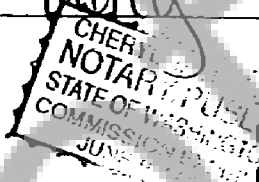
Corporate Title(s) of Signer(s)

named, and acknowledged to me that the corporation executed it. Witness my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public

STATE OF Washington  
County of Clallam

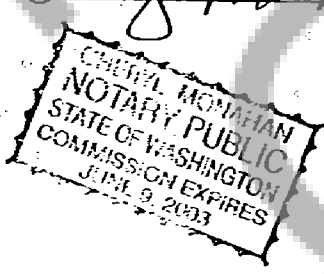
This instrument was acknowledged before me on November 5, 2001,  
by Cheryl R. Buehler



Cheryl R. Buehler  
Notary Public for Wash. WA  
My Commission Expires 6-9-2003

STATE OF Washington  
County of Clallam

This instrument was acknowledged before me on November 5, 2001,  
by David Buchanan



Cheryl R. Buehler  
Notary Public for Wash. WA  
My Commission Expires 6-9-2003

000851



A. CLASSIFICATION UNDER CHAPTER 84.34 RCW. I/we request that this land retain the current use classification as ☐ Open Space Land, ☐ Farm and Agricultural Land, ☐ Timberland, and I am/we are aware of the following use classification of the land:

1. OPEN SPACE LAND MEANS EITHER:

- a) any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly; or
- b) any land area, the preservation of which in its present use would: (i) conserve and enhance natural or scenic resources; (ii) protect streams or water supply; (iii) promote conservation of soils, wetlands, beaches, or tidal marshes; (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space; (v) enhance recreation opportunities; (vi) preserve historic sites; (vii) preserve visual quality along highway, road, and street corridors or scenic vistas; or (viii) retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification; or
- c) any land that meets the definition of farm and agricultural conservation land. "Farm and agricultural conservation land is either: (i) land that was previously classified as open space farm and agricultural land that no longer meets the criteria of farm and agricultural land, and that is reclassified as open space and under RCW 84.34.020(1); or (ii) land that is traditional farmland that is not classified under chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

2. FARM AND AGRICULTURAL LAND MEANS EITHER:

- a) any land in contiguous ownership of twenty or more acres devoted: (i) primarily to the production of livestock or agricultural commodities, for commercial purposes; or (ii) enrolled in the federal conservation reserve program or its successor administered by the United States department of agriculture; or (iii) other similar commercial activities as may be established by rule; or
- b) any parcel of land at least five acres but less than twenty acres devoted primarily to agricultural uses and produces a gross income equal to two hundred dollars or more per acre per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW; or
- c) any parcel of land that is less than five acres devoted primarily to agricultural uses and produces a gross income equal to fifteen hundred dollars or more per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW; or
- d) any land on which the principal place of residence of the farm operator or owner of land or housing for employees is sited if the classified farm and agricultural land is classified pursuant to subsection (a) of this section, if the residence or housing is on or contiguous to the classified parcel, and the use of the residence or housing is integral to the use of the classified land for agricultural purposes.

Agricultural land also includes (i) land on which appurtenances necessary for the production, preparation, or sale of commercial agricultural products are situated when the appurtenances are used in conjunction with the land(s) producing agricultural products, (ii) land incidentally used for an activity or enterprise that is compatible with commercial agricultural purposes as long as the incidental use does not exceed twenty percent of the classified land, and (iii) any noncontiguous parcel of land from one to five acres in size that constitutes an integral part of the commercial agricultural operations of a classified parcel of farm and agricultural land.

3. **TIMBER LAND MEANS** any land in contiguous ownership of five or more acres devoted primarily to the growing and harvesting of forest crops for commercial purposes and not classified as reforestation land pursuant to Chapter 84.28 RCW. Timber land means the land only.

I/we declare that I am/we are aware of the liability of withdrawal or removal of this land from classification to the following extent:

1. If the owner has filed the proper notice of request to withdraw the classified land and the land has been classified for a minimum of ten years he/she shall pay an amount equal to the difference between the tax computed on the basis of "current use" and the tax computed on the basis of true and fair value plus interest at the same statutory rate charged on delinquent property taxes. The additional tax and interest shall be paid for the preceding seven years.
2. If land is removed from classification because of a change to a non-conforming use, land is removed prior to the minimum ten year period, or land is removed because the owner(s) failed to comply with the two year notice of withdrawal he/she shall be liable to pay the additional tax and interest described in 1 above plus a penalty of twenty percent of the additional tax and interest. The additional tax, interest, and penalty shall be paid for the preceding seven years.
3. The additional tax, interest, and/or penalty shall not be imposed if the withdrawal or removal from classification resulted solely from:
  - a) transfer to a government entity in exchange for other land located within the state of Washington;
  - b) a taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of this power, said entity having manifested its intent in writing or by other official action;
  - c) a natural disaster such as a flood, windstorm, earthquake, or other calamity rather than by virtue of the act of the landowner changing the use of the classified land;
  - d) official action by an agency of the state of Washington or by the county or city within which the land is located that disallows the present classified use of the land;
  - e) transfer of land to a church when the land would qualify for exemption pursuant to RCW 84.36.020;
  - f) acquisition of property interests by a state or federal agency, county, city, town, metropolitan park district, metropolitan municipal corporation, nonprofit historic preservation corporation as defined in RCW 64.04.130, or nonprofit nature conservancy corporation or association as defined in RCW 84.34.250; or
  - g) removal of classified farm and agricultural land on which the principal residence of the farm operator or owner or housing for employees.

(B) **CLASSIFICATION UNDER CHAPTER 84.33 RCW.** I/we request that this land retain its ☐ classification or ☐ designation as forest land and I am/we are aware of the following definition of forest land:

**FOREST LAND** means and is synonymous with timberland and means all land in contiguous ownership of at least twenty acres that is primarily devoted to and used for growing and harvesting timber. Forest land means the land only.

- a) **CLASSIFIED FOREST LAND** is land whose highest and best use is the growing and harvesting of timber.
- b) **DESIGNATED FOREST LAND** is land that is primarily devoted to and used for growing and harvesting timber but whose value for other purposes may be greater than its value for use as forest land.

I/we declare that I am/we are aware of the liability of removal of this land from classification or designation and upon removal a compensating tax shall be imposed that shall be equal to the difference between the amount of tax last levied on the land as forest land and an amount equal to the new assessed valuation of the land multiplied by the millage rate of the last levy extended against the land, multiplied by a number, not greater than ten, equal to the number of years the land was classified or designated as forest land.

The compensating tax shall not be imposed if the removal of classification or designation resulted solely from:

- transfer to a government entity in exchange for other forest land located within the state of Washington;
- a taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of this power;
- a donation of fee title, development rights, or the right to harvest timber, to a government agency or organization qualified under RCW 84.34.210 and 64.04.130 for the purposes enumerated in those sections or the sale or transfer of fee title to a governmental entity or a nonprofit nature conservancy corporation, as defined in RCW 64.04.130, exclusively for the protection and conservation of lands recommended for state natural area preserve purposes by the natural heritage council and natural heritage plan as defined in Chapter 79.70 RCW; or
- the sale or transfer of fee title to the parks and recreation commission for park and recreation purposes.

  
Property Owner \_\_\_\_\_ Date 10/18/01

P.O. Box 332  
Address PORT TOWNSEND, WA 98368

  
Property Owner \_\_\_\_\_ Date 10/18/01

4211 Laurel Canyon #218  
Address Studio City, Ca. 91604

  
Property Owner \_\_\_\_\_ Date 10/18/01

628 32<sup>ND</sup> AVE SEATTLE, WA 98122  
Address \_\_\_\_\_

Property Owner \_\_\_\_\_ Date 1/1



EXHIBIT "A"

PARCEL I

The North Half of the Southeast Quarter of the Northwest Quarter; the West Half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter; the South Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter; and the South Half of the North Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 10, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion thereof covered by Blue Lake, its immediate shore line and a strip of land 200 feet wide adjacent to and paralleling the shore of Blue Lake.

ALSO EXCEPT that portion thereof which lies within the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration Electric Power Transmission Lines.

PARCEL II

The Southwest Quarter of the Southwest Quarter, and Government Lot 5, in Section 2; the Southwest Quarter of the Southeast Quarter, and Government Lots 6 and 7, in Section 3; the Northwest Quarter of the Northeast Quarter and Government Lots 1 and 2, in Section 10; and Government Lot 5 in Section 11; all in Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion thereof which lies within the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's Electric Power Transmission Lines by judgement on declaration of taking entered in Cause No. 34 in the District Court of the United States for the Western District of Washington, Southern Division, a certified copy of said judgement being recorded under Auditor's File No. 20971 on February 6, 1939, at Page 315 of Book 27 of Deeds, records of Skamania County, Washington.

ALSO that portion of the D. F. Bradford Donation land Claim No. 37 located in Sections 2, 10, and 11, Township 2 North, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point marking the intersection of the Westerly line of the said Bradford Donation Land Claim with the centerline of Old State Road No. 8 as the same was located and constructed on December 19, 1914, said point being South 175 feet, more or less, from the Quarter Corner of the West line of said Section 11; thence following the center line of said road in a Northeasterly direction to intersection with the Northeasterly boundary of the said Bradford Donation Land Claim; thence North 54°30' West 1,550 feet, more or less, following the Northeasterly boundary of the said Bradford Donation Land Claim to the Northerly corner thereof; thence South 29° West 55 chains along the Northwesterly boundary of said Bradford land Claim to the Westerly corner thereof; thence South 23° East to the Point of Beginning.