

144367

BOOK 223 PAGE 65

FILED IN RECORD  
SKAMIA CO. WASH  
BY SKAMIA CO. REC.

APR 16 12 53 PM '02

AMOSK  
Auction

J. MICHAEL GARVISON

**AFTER RECORDING MAIL TO:**

Name Columbia Land Trust

Address 1351 Officers Row

City/State Vancouver, WA 98661

SN 24293

**Statutory Warranty Deed**

THE GRANTOR KEYLANDS, INC., A WASHINGTON CORPORATION

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

in hand paid, conveys and warrants to COLUMBIA LAND TRUST



First American Title Insurance Company

(this space for title company use only)

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

NE 1/4 of the SW 1/4 of S31, T2N, R5E

FULL LEGAL IS ON PAGE 2

**REAL ESTATE EXCISE TAX**

22190

APR 16 2002

PAID 1,728.00

W. H. H. H. H.  
SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor

Date 4/16/02 Parcel # 2-5-31-3-100

Assessor's Property Tax Parcel/Account Number(s): 02-05-31-3-0-0100-00

Dated APRIL 15 2002

Keylands Inc. A Washington Corp



EXHIBIT "A"

PARCEL A

That portion of the Northeast Quarter of the Southwest Quarter of Section 31, 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 Northeast Quarter of the Southwest Quarter of said Section 31; thence South  $01^{\circ} 39' 43''$  West along the East line of said Section 31, a distance of 367.61 feet to the True Point of Beginning; thence North  $71^{\circ} 05' 52''$  West, 445.94 feet; thence North  $01^{\circ} 39' 43''$  East 72.69 feet to the center of a 30 foot private road and utility easement; thence North  $72^{\circ} 40' 11''$  West, 137.49 feet; thence South  $69^{\circ} 55' 59''$  East 92.80 feet; thence South  $48^{\circ} 56' 48''$  West, 178.16 feet; thence South  $55^{\circ} 13' 16''$  West, 333.00 feet; thence South  $47^{\circ} 24' 14''$  West, 91.13 feet; thence South  $68^{\circ} 55' 54''$  East, 205.44 feet; thence South  $04^{\circ} 36' 04''$  West, 46.36 feet; thence South  $28^{\circ} 13' 47''$  West, 152.30 feet; thence South  $35^{\circ} 02' 59''$  West, 51.09 feet to the Northeasterly right of way line of S.R.140; thence along said line, following the arc of a curve to the right having a radius of 460.00 feet, through a central angle of  $20^{\circ} 13' 55''$ , an arc distance of 162.39 feet; thence South  $29^{\circ} 03' 15''$  East, 370.93 feet to the beginning of a curve to the left; thence following said curve to the left, having a radius of 284.99 feet, through a central angle of  $25^{\circ} 56' 47''$ , an arc distance of 129.06 feet to the South line of the Northeast Quarter of the Southwest Quarter of said Section 31; thence South  $89^{\circ} 40' 22''$  East along said South line, 627.17 feet to the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North  $01^{\circ} 39' 43''$  East along the East line of said Northeast Quarter of the Southwest Quarter, 983.92 feet to the point of beginning.

PARCEL B

Together with and subject to a 30' road and utility easement as delineated on Amended Short Plat in Book 3 of Short Plats, Page 228, and recorded under Auditor's File No. 123050.

EXCEPT that portion lying within the above described Parcel A.



SPECIAL EXCEPTIONS

1. Rights of others thereto entitled in and to the continued uninterrupted flow of UNNAMED 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 UNNAMED CREEK has moved.
3. Easement Agreement, including the terms and provisions thereof, recorded August 24, 1993 in Book 137, Page 565.
4. Easement for Private Road and Utilities including the terms and provisions thereof as disclosed by the Short Plat recorded in Book 3 of Short Plats, Page 272.
5. Road Maintenance Agreement including the terms and provisions thereof recorded September 23, 1993 in Book 138, Page 296.



STATE OF WASHINGTON, } ss.  
 County of \_\_\_\_\_

ACKNOWLEDGMENT - Individual

On this day personally appeared before me \_\_\_\_\_  
 \_\_\_\_\_ to me known  
 to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that  
 signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

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

My appointment expires \_\_\_\_\_

STATE OF WASHINGTON, } ss.  
 County of Skamania

ACKNOWLEDGMENT - Corporate

On this 5 day of April, 2002, before me, the undersigned, a Notary Public in and for the State of  
 Washington, duly commissioned and sworn, personally appeared Richard L. Shockey  
 \_\_\_\_\_ and \_\_\_\_\_ to me known to be the  
8 President and \_\_\_\_\_ Secretary, respectively, of Keybank Inc.  
 \_\_\_\_\_ 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 He  
 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**  
**State of Washington**  
**JAMES R COPELAND, JR**  
**MY COMMISSION EXPIRES**  
**September 13, 2003**

\_\_\_\_\_  
 Notary Public in and for the State of Washington,  
 residing at STEVENSON

My appointment expires 9-13-03

WA-46A (11/96)

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_