

145091

BOOK 225 PAGE 758

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

JUN 24 3 54 PM '02

*Smoser*  
AUDITOR

J. MICHAEL GARVISON

**AFTER RECORDING MAIL TO:**

Name Blayne Fox Myers

Address 5525 Garfield Street

City/State New Orleans, LA 70115

SOE 24137

**Statutory Warranty Deed**

THE GRANTOR PEGGY BRADFORD, A MARRIED WOMAN  
AS HER SEPARATE ESTATE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE  
CONSIDERATIONS

in hand paid, conveys and warrants to BLAYNEY FOX MYERS, A  
MARRIED WOMAN AS HER SEPARATE ESTATE

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



First American Title  
Insurance Company

(this space for title company use only)

NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of S30, T3N, R10E

FULL LEGAL IS ON PAGE 2

**REAL ESTATE EXCISE TAX**

22330

JUN 24 2002

PAID 1930.00

*OK Deputy*  
SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s): 03-10-30-0-0-0302-00  
03-10-30-0-0-0305-00/ A Portion Of

Dated June 19, 2002

*Peggy Bradford*  
Peggy Bradford

EXHIBIT "A"

PARCEL I

A parcel of land within a portion of Government Lots 1,2,3 and Northeast Quarter of the Northwest Quarter of Section 30, Township 3 North, Range 10 East of the Willamette Meridian, in Skamania County, Washington, and described as follows:

Beginning at a point on the North line of said Section 30 lying North 84°29'13" West, 678.84 feet from the North Quarter corner thereof, which point is the Northwest corner of a parcel conveyed to Skamania County P.U.D. No. 1 by that particular document recorded in Book 208 at Pages 833-834; thence along the edge of said parcel, South 01°23'45" West, 1100 feet to the Southwest corner thereof (which is marked with a 5/8" Iron rod with yellow plastic cap); thence South 00°33'22" West, 631.41 feet to the line of mean high water of the Columbia River; thence along said water line, North 80°25'18" West, 257.50 feet; thence North 00°33'22" East, parallel with the East line of said Government Lot 3 and Northeast Quarter of the Northwest Quarter to an angle point at the centerline of an existing roadway; thence North 38°57'21" West, 500 feet; thence North 44°19'18" West, 1068.39 feet to the North line of said Section 30; thence South 84°29'13" East, 1347.44 feet to the POINT OF BEGINNING; EXCEPTING THEREFROM that portion lying within S.R. 14 right of way; ALSO EXCEPTING THEREFROM that portion lying within Burlington Northern right of way; SUBJECT TO a common easement created by and pursuant to Skamania County Superior Court Case No. 97-2-00127-9; ALSO SUBJECT to easement and conditions granted to Skamania P.U.D. No. 1 in those particular instruments recorded in Book 125 at Page 34 and in Book 208 at Pages 833-834; all records of Skamania County Auditor.

PARCEL II

Gary H. Martin, Skamania County Assessor

Date 6-24-02 Parcel # 03 10 30 00 0302 00  
210 0305

A one-fourth interest in that portion of the Northwest Quarter of Section 30, Township 3 North, Range 10 East of the Willamette Meridian, in Skamania County, Washington which lies above the ordinary high water line of the North bank of the Columbia River, lying South of the SP & S (now BNSF) Railway Company's right of way and South of SR 14.



1. Easement for utilities, including the terms and conditions thereof, recorded August 15, 1914, in Book Q, Page 631.
2. Flowage Easement in favor of the United States of America including the terms and conditions thereof, recorded March 8, 1937, in Book Z, Page 212.
3. Easement for Water Flume including the terms and conditions thereof, recorded August 11, 1947, in Book 29, Page 515.
4. Flowage Easement including the terms and conditions thereof, in favor the United States of American recorded July 9, 1973, in Book 65, Page 457.
5. The rights of fishing, navigation and commerce in the State of Washington, the Federal Government, and the Public in and to that portion thereof lying below the ordinary high water mark of the Columbia River.
6. Any adverse claims based upon the assertion that the Columbia River has moved.
7. Restrictive Covenants, including the terms and provisions thereof recorded May 22, 2001 in Book 210, Page 148,
8. Common Easements, including the terms and provisions thereof, as disclosed by Case No. 97-2-00127-9.
9. Easement for ingress and egress, including the terms and provisions thereof recorded February 8, 2002 in Book 220, Page 348.
10. Easement for ingress and egress, including the terms and provisions thereof recorded March 5, 2002 in Book 221, Page 339.
11. Easement for Joint River Access, including the terms and provisions thereof recorded April 2, 2002 in Book 222, Page 652. (We cannot locate this Easement)

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STATE OF WASHINGTON, } ss.  
County of

ACKNOWLEDGMENT - Individual

On this day personally appeared before me PEGGY BRADFORD

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

GIVEN under my hand and official seal this 19th day of June 2002

GRANT C. BROER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
APRIL 6, 2005

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

My appointment expires 4/6/05

STATE OF WASHINGTON, } ss.  
County of

ACKNOWLEDGMENT - Corporate

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 \_\_\_\_\_