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BOOK 225 PAGE 764

FILED IN RECORD
SKAMIA WASH
BY SKAMIA CO. TITLE

JUN 24 3 58 PM '02

SMOSER

ATTORNEY

J. MICHAEL GARVISON

AFTER RECORDING MAIL TO:

Name R. Brooke Fox

Address 601 NW Carkeek Park Rd

City/State Seattle, WA 98177

SCR 24133

Statutory Warranty Deed

THE GRANTOR DAVID SHADDOX, A SINGLE MAN
AS HIS SEPARATE ESTATE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE
CONSIDERATIONS

in hand paid, conveys and warrants to R. BROOKE FOX, A
MARRIED MAN AS HIS SEPARATE ESTATE

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

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

FULL LEGAL IS ON PAGE 2

REAL ESTATE EXCISE TAX

22329

JUN 24 2002

PAID

1920.00

G. deputy
SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s): 03-10-30-0-0-0303-00
03-10-30-0-0-0305-00/ A portion of

Dated

6-20

2002

002 DLT

David Shaddox
David Shaddox

3-10-30-0-0-0303-00 Parcel # 6-24-02
Date 6-24-02
Gary H. Martin, Skamania County Assessor

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:

Commencing 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, thence continuing on said line, North 84°29'13" West, 1347.44 feet to the POINT OF BEGINNING; thence South 44°19'18" East, 1068.39 feet; thence South 38°57'21" East, 500 feet to an angle point at the centerline of an existing roadway; thence South 00°33'22" West, 664.52 feet to the line of mean high water of the Columbia River; thence along said water line, North 80°25'18" West, 13 feet; thence along said water line, South 73°42'06" West, 225.78 feet; thence North 40°24'47" West, 245.76 feet to a point in S.R. 14; thence North 66°11'25" West, 156.95 feet to a point of curve at the Northerly right of way line of said S.R. 14 and having a radius of 1065 feet; thence Northeasterly along the arc of said curve (being concave to the Southeast) through a central angle of 09°59'22" for a distance of 185.68 feet (the chord of which bears North 59°41'11" East, 185.45 feet) to the most Southerly corner of that tract conveyed to Skamania County P.U.D. No. 1 by that particular instrument recorded in Book 125 at Page 34 of Deeds; thence continuing on said curve through a central angle of 02°51'35" for a distance of 53.16 feet (the chord of which bears North 66°06'40" East, 53.15 feet along said tract); thence along said tract, North 02°55'45" East, 145 feet to an iron rod with aluminum cap stamped 1943; thence along said tract North 87°04'16" West, 100 feet to an iron rod with aluminum cap stamped 1943; thence North 56°12'30" East, 28.80 feet; thence North 30°00'00" West, 372.59 feet; thence North 79°55'45" West, 904.94 feet to the West line of said Section 30; thence North 02°14'08" East, 903.76 feet to the Northwest corner thereof; thence along the North line thereof, South 84°29'13" East, 521.71 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 # 3-10-30-703/305
 G.H.M.

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 December 26, 1912, in Book O, Page 160, also recorded June 4, 1912, in Book N, page 596.
2. Easement for utilities, including the terms and conditions thereof, recorded August 15, 1914, in Book Q, Page 631.
3. 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.
4. Easement for Water Flume including the terms and conditions thereof, recorded August 11, 1947, in Book 29, Page 515.
5. Flowage Easement including the terms and conditions thereof, in favor of the United States of America recorded July 9, 1973, in Book 65, Page 457.
6. 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.
7. Any adverse claims based upon the assertion that the Columbia River has moved.
8. Restrictive Covenants, including the terms and provisions thereof recorded May 22, 2001 in Book 210, Page 148. Amended by instrument recorded May 29, 2002 in Book 224, Page 743.
9. Easements in Common, including the terms and provisions thereof as disclosed by Suite No. 97-2-00127-9.
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 7, 2002, in Book 222, Page 652. (We cannot locate this Easement)

BOOK 225 PAGE 767

STATE OF Alaska } ss.
County of _____

ACKNOWLEDGMENT - Individual

On this day personally appeared before me David Shaddox, a single man as his
separate estate 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 20 day of June 2002



Alicia A. Shaddox
Notary Public in and for the State of Alaska
residing at 6544 66th Ave #13 Anchorage, AK
My appointment expires 1/14/2004

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 _____