

150476

BOOK 25/ PAGE 239

BLANK COUNTY TITLE

SEP 23 12 01 PM '03

*Amoser*

**RETURN ADDRESS:**

Attn.: Shawn Olson  
USDA FOREST SERVICE OF COLUMBIA RIVER GORGE NSA  
902 Wasco Avenue Suite 200  
Hood River, OR 97031

Please print or type information  
CCT 72614MD

**Document Title(s)** (or transactions contained therein):  
Quit Claim Deed

**Reference Number(s) of Documents:**

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

1. PHILLIPS, GARY
2. ☐ Additional names on page of document.

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

1. PHILLIPS, EDWARD R.
2. PHILLIPS, IRMA L.
3. ☐ Additional names on page of document.

REAL ESTATE EXCISE TAX

23321

SEP 26 2003

PAID *exempt*  
*by deputy*  
SKAMANIA COUNTY TREASURER

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)  
#300 Section 31, Township 3N, Range 9E

☒ Additional legal on page 1-3 of document.

**Assessor's Property Tax Parcel/Account Number**  
03-09-31-0-0300-00

☒ Additional on page 1-3 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.

☐ If checked then.....

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

After Recording Mail to:

USDA Forest Service  
Attn: Shawn Olson  
902 Wasco Avenue, Suite 200  
Hood River, OR 97031

QUITCLAIM DEED

The Grantor, GARY W. PHILLIPS, for One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and quitclaim to Edward R. Phillips and Irma L. Phillips, husband and wife, all right, title, interest, and claim in and to the following described real estate, situated in the County of Skamania, State of Washington, together with all after-acquired right, title, interest, and claim of the grantor herein:

Willamette Meridian

T. 3 N., R. 9 E.

sec. 31, that portion of the following described Tracts "A" and "B" lying east of the following described line:

BEGINNING at a point in the center of Collins Creek which bears North 88°26'58" West along the North line of the James M. Findley Donation Land Claim 490 feet, more or less, from a brass cap marking the Northeast corner of said Donation Land Claim; thence North 88°26'58" West tracing the North line of said Findley Donation Land Claim to a point 110 feet East of the East line of Section 36, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, and the True Point of Beginning of the following described line; thence South parallel to the East line of said Section 36 to the center line of Primary State Highway #8 and the terminus of said line.

TRACT "A"

Gary H. Martin, Skamania County Assessor  
Date 9/24/03 Parcel # 3-9-31-300

A tract of land in Section 36, Township 3 North, Range 8 East and in Section 31, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North 88°26'58" West along the North line of the said Findley Donation Land Claim, a distance of 490 feet, more or less, from a brass cap marking the Northeast corner of

said Findley Donation Land Claim; thence North  $88^{\circ}26'58''$  West tracing the North line of said Findley Donation Land Claim, a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence Southerly tracing the center line of said Bergen Road, a distance of 1,550 feet, more or less, to a point which is 1,510 feet South of the North line of said Findley Donation Land Claim when measured at right angles thereto; thence South  $88^{\circ}26'58''$  East parallel with the North line of said Findley Donation Land Claim, a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964, and recorded May 21, 1964, at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington; thence Northerly along said West line 120 feet, more or less, to the Northwest corner thereof; thence Northeasterly along the North line of said Kidner Tract 250 feet, more or less, to a point in the center line of said Collins Creek; thence Northerly tracing said center line upstream, a distance of 1,545 feet, more or less, to the Point of Beginning.

EXCEPT Public Roads.

#### TRACT "B"

The following described real property located in Skamania County, State of Washington:

A tract of land in Section 36, Township 3 North, Range 8 East and in Section 31, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North  $88^{\circ}26'58''$  West along the North line of the said Findley Donation Land Claim a distance of 490 feet, more or less, from a brass cap marking the Northeast corner of said Findley Donation Land Claim; thence North  $88^{\circ}26'58''$  West tracing the North line of said Findley Donation Land Claim a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence Southerly tracing the center line of said Bergen Road a distance of 1,550 feet, more or less, to a point which is 1,510 feet South to the North line of the said Findley Donation Land Claim when measured at right angles thereto, said point being the initial point of the tract hereby described; thence South  $88^{\circ}26'58''$  East parallel with the North line of said Findley Donation Land Claim a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964 and recorded May 21, 1964 at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington; thence Southerly along said West line 149 feet; thence West 325 feet; thence parallel to the West line of said Kidner Tract South  $02^{\circ}30'$  East 600 feet, more or less, to the center line of Primary State Highway No. 8; thence following the center line of said highway Westerly to its intersection with the center



BOOK 251 PAGE 3242

line of Bergen Road aforesaid; thence following the center line of Bergen Road in a Northeasterly direction to the initial point.

EXCEPT Public Roads.

Containing 56.99 acres, more or less.

SUBJECT TO:

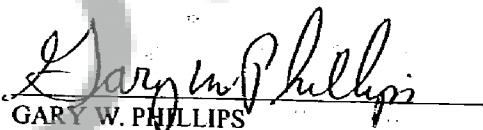
1. Reserved rights of Oregon-Washington Railroad & Navigation Company to all minerals, including oil and gas, contained in a deed dated September 30, 1949, recorded November 3, 1949, at Recording No. 40047, Book 32, Page 554, records of Skamania County, Washington (affects Tracts "A" and "B").
2. Reserved rights of Union Pacific Railroad Company to all minerals, including oil and gas, contained in a deed dated September 30, 1949, recorded November 7, 1949, at Recording No. 40065, Book 32, Page 560, records of Skamania County, Washington (affects Tracts "A" and "B").

Assessor's Tax Parcel Number: 03-09-31-0-0-0300

It is understood that, by this instrument, the grantor relinquishes, releases, and disclaims any and all right, title, interest, or claim in and to the above-described property or any part thereof, including any right, title, interest, or claim stemming from the grantor's possession of several small, non-residential storage structures which are associated with the grantor's adjacent parcel and which may be partially located on the above-described property.

It is further understood that, should a future boundary survey in fact disclose that said structures are partially or wholly located on the above-described property, the grantor, or his successors and assigns, will be required to remove said structures upon demand and otherwise vacate any and all portion of the above-described property for purposes of possession of the property by the grantees and their successors and assigns.

Dated this 9th day of September, 2003.

  
GARY W. PHILLIPS

BOOK 251 PAGE 243

4

ACKNOWLEDGMENT

STATE OF Washington  
County of Clark )ss.

On this \_\_\_\_ day of September, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared **Gary W. Phillips**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the within and foregoing instrument and acknowledged that he executed said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Maxine L. Duff  
Signature

Name (Printed): Maxine L. Duff  
Notary Public for the State of WA



Residing at Vancouver  
My commission expires 6.9.2007