

151495

BOOK 255 PAGE 794

FILED
SKAMANIA CO. TITLE

AFTER RECORDING MAIL TO:

Larry Baldwin and Helen Baldwin
3592 Skye Rd.
Washougal, WA 98671

REAL ESTATE EXCISE TAX

23527

DEC 18 2003

PAID 1280.4250 = 1530.00

Vickie Clelland, Deputy
SKAMANIA COUNTY TREASURER

Dec 16 12 26 PM '03

Lawry

J. HICKSON

Signature /
Checked by /
Date /

SAR 26457

Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company

STATUTORY WARRANTY DEED

File No: 4282-304425 (SMT)

Date: December 16, 2003

Grantor(s): Dubalson & Associates LLC
Grantee(s): Larry Baldwin and Helen Baldwin
Abbreviated Legal: SW 1/4 SEC 18 T2N R5E
Additional Legal on page:

Assessor's Tax Parcel No(s): 02-05-18-0-0-0802-00 and 02-05-18-0-0-0804-00

THE GRANTOR(S) Dubalson & Associates LLC for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Larry Baldwin and Helen Baldwin, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington.

see attached Exhibit A

Subject To: This conveyance is subject to Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Dubalson & Associates LLC

By: Larry Baldwin
Larry Baldwin

Gary H. Martin, Skamania County Assessor

Date 12-18-03 Parcel # 3-5-18-802 & 804
5777

APN:

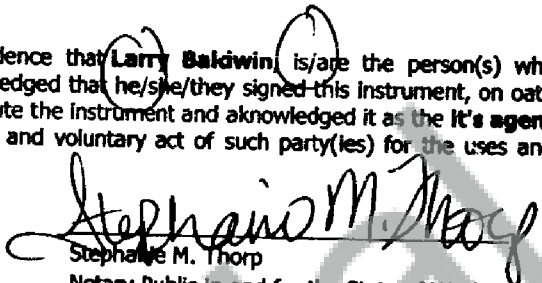
Statutory Warranty Deed
- continued

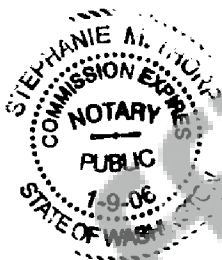
File No.: 4282-304425 (SWT)
Date: 12/16/2003

STATE OF Washington)
)-ss
COUNTY OF Skamania)

I certify that I know or have satisfactory evidence that Larry Baldwin is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the IT's agent of Dubalson & Associates LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Dec. 17, 2003


Stephanie M. Thorp
Notary Public in and for the State of Washington
Residing at: Camas
My appointment expires: 1-9-06



Unofficial Copy

EXHIBIT 'A'

PARCEL I

That portion of the Northwest Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a brass cap marking the Southwest corner of the Southwest Quarter of Section 18 as shown in a January, 2002 Beseda Land Surveying Survey; thence South 89°16'02" East, along the South line of said Southwest Quarter, 1,173.33 feet to a point 240.05 feet from the Southeast corner of the Southwest Quarter of said Southwest Quarter; thence North 00°35'36" East, parallel with the East line of the Southwest Quarter of said Southwest Quarter, 1,320.96 feet to the South line of the Northwest Quarter of said Southwest Quarter and the POINT OF BEGINNING; thence North 25°11'21" West, 486.48 feet to a point on a 500 foot radius curve to the left on the centerline of Skamania Mines Road said point being hereinafter referred to as Point "A"; thence, from a tangent bearing of South 60°49'21" West along said centerline curve, through a central angle of 15°10'33", an arc distance of 132.46 feet to a point of tangency; thence South 45°38'39" West, along said centerline, 295.00 feet to a point of curvature of a 800 foot radius curve to the right; thence, along said centerline curve, through a central angle of 08°31'56", an arc distance of 119.13 feet to a point on the South line of the Northwest Quarter of said Southwest Quarter; thence South 89°22'23" East, along said South line, 733.95 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO a 30 foot Easement for Ingress, Egress and Utilities the centerline of which is described as follows:

BEGINNING at aforementioned Point "A"; thence South 25°11'21" East, 240.00 feet to the terminus of the described centerline.

The sidelines of said Easement are to be shortened as necessary so as to terminate at the South right of way line of Skamania Mines Road.

EXCEPT County Roads.

CONTINUED

File No. 26451

PARCEL II

That portion of the Northwest Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a brass cap marking the Southwest corner of the Southwest Quarter of Section 18 as shown in a January, 2002 Beseda Land Surveying Survey; thence South $89^{\circ}16'02''$ East, along the South line of said Southwest Quarter, 1,173.33 feet to a point 240.05 feet from the Southeast corner of the Southwest Quarter of said Southwest Quarter; thence North $00^{\circ}35'36''$ East parallel with the East line of the Southwest Quarter of said Southwest Quarter, 1,320.96 feet to the South line of the Northwest Quarter of said Southwest Quarter and the POINT OF BEGINNING; thence North $25^{\circ}11'21''$ West, 486.48 feet to a point on a 500 foot radius curve to the right on the centerline of Skamania Mines Road said point being hereinafter referred to a Point "A"; thence from a tangent bearing of North $60^{\circ}49'21''$ East along said centerline curve through a central angle of $18^{\circ}54'27''$, an arc distance of 165.00 feet to a point of tangency; thence North $79^{\circ}43'48''$ East along said centerline, 145.00 feet to a point of curvature of a 500 foot radius curve to the left; thence along said centerline curve through a central angle of $18^{\circ}54'27''$, an arc distance of 172.89 feet to a point on the East line of the Northwest Quarter of said Southwest Quarter; thence South $00^{\circ}35'36''$ West along said East line to the Southwest 1/16 corner; thence North $89^{\circ}22'23''$ West, along the South line of said Northwest Quarter 240.05 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 30 foot Easement for Ingress, Egress and Utilities the centerline of which is described as follows:

BEGINNING at aforementioned Point "A"; thence South $25^{\circ}11'21''$ East, 240.00 feet to the terminus of the described centerline.

The sidelines of said Easement are to be shortened as necessary so as to terminate at the South right of way line of Skamania Mines Road.

EXCEPT County Roads.