

Doc # 2004154219  
Page 1 of 3  
Date: 08/27/2004 09:52A  
Filed by: CHERIE SCHROEDER  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$21.00

After recording return to:  
Woodrich & Archer LLP  
PO Box 510  
Stevenson, WA 98648

**REAL ESTATE EXCISE TAX**

24190

AUG 26 2004

PAID

*exempt*

*G. deary*

SKAMANIA COUNTY TREASURER

**QUIT CLAIM DEED**

**TESTAMENTARY SURVIVORSHIP GIFT**

The Grantor, CHERIE CECILIA SCHROEDER, as her separate estate, for and in consideration of love and affection, conveys and quit claims to the Grantees, *Cheriel* CHARLES SCHROEDER *H/W* SCHROEDER and DANIEL SCHROEDER, as joint tenants with the right of survivorship and not as tenants in common nor as community property, the following described real estate, situated in the County of Skamania, State of Washington including any after acquired title:

Beginning at a point 1, 800 feet South of the quarter corner common to Sections 30 and 31, T3N, Range 8 East W.M., thence North 55° 30' East 1,007 feet to the Northeast corner of a tract of land conveyed to C.M. Youmans by deed recorded at Page 11 of Book R of Deeds, records of Skamania County, Washington, said point being the initial point of the tract hereby described; thence South to the meander line of the Columbia River; thence following the meander line of the Columbia River upstream to a point 200 feet East of Smith Creek; thence northerly following a line parallel to and 200 feet distant, measured easterly at a right angle, from the center of the channel of Smith Creek to intersection with the southerly right-of-way line of Primary State Highway 8; thence following the southerly right-of-way line of said highway in a westerly and southerly direction to a point on the easterly boundary thereof which is South 55° 30' west from the initial point; thence North 55° 30' east to the initial point; EXCEPT all minerals and mineral deposits therein and thereon; AND EXCEPT the right-of-way acquired by the Spokane, Portland & Seattle Railway Co.; SUBJECT TO easements of record; AND AS ADJUSTED by Quit

3-8-31-700 GS

Claim Deed and Boundary Line Adjustment, between David G. Larive and Eleanore Szydlo, dated April 22, 1986, and recorded May 23, 1986, in Book 101, Page 220, Auditor's file # 101156, records of Skamania County, Washington;

AND EXCEPT a tract of land located in Section 31, T3N, Range 8 East W.M., more particularly described as: Beginning at a point 1,800 feet South of the quarter corner common to Sections 30 and 31, T3N, Range 8 East W.M.; thence North 55° 30' East 1,007 feet to the Northeast corner of a tract of land conveyed to C.M. Youmans by deed recorded at Page 11 of Book R of Deeds, records of Skamania County Washington; thence east 350 feet to the initial point of the tract hereby described; thence North 180 feet; thence East to the center of the channel of Smith Creek; thence following the center of the channel of Smith Creek in a southeasterly direction to intersection with the northerly line of the right-of-way acquired by the Spokane, Portland & Seattle Railway Co.; thence following the northerly line of said railway right-of-way South 69° 40' West to a point due South from the initial point; thence North to the initial point; SUBJECT TO a flowage easement granted to the United State of America by deed dated January 21, 1936, and recorded April 10, 1936, at Page 479 of Book Y of Deeds, records of Skamania County, Washington; TOGETHER WITH an easement and right-of-way for a private access road 20 feet in width as now located and constructed leading from the Northwest corner of the above-described real property westerly to Primary State Highway 8.

Tax Parcel No. 03-08-31-0-0-0700-00

Gary H. Martin, Skamania County Assessor

Date 8/26/04 Parcel # 3-8-31-700  
6.5

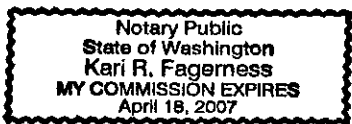
Dated this 24 day of Aug., 2004.

Cherie Cecilia Schroeder  
CHERIE CECILIA SCHROEDER, Grantor

STATE OF WASHINGTON )  
 ) ss  
County of Skamania )

On this day personally appeared before me CHERIE CECILIA SCHROEDER, to me known to be the individuals described in and who executed the within and forgoing instrument, and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 24<sup>th</sup> day of August, 2004.



Kari R. Fagerness  
Notary Public in and for the  
State of Washington  
Commission expires 4-18-07

Unofficial Copy