

Doc # 2005156323
Page 1 of 3
Date: 02/22/2005 01:46P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

AFTER RECORDING MAIL TO:

Danial Ray Cates
721 Wantland Rd.
Washougal, WA 98671

REAL ESTATE EXCISE TAX

24689
FEB 22 2005

PAID 128,425.153.00
+ gift 458-61-410(28)(iv)
Vickie Chelland, RO, Notary
SKAMANIA COUNTY TREASURER

SOR 27621
Filed for Record at Request of:
First American Title Insurance Company National
Commercial Services



**First American Title
Insurance Company**

BARGAIN AND SALE DEED

File No: **NCS-144719-OR3 (tc)**

Date: **February 16, 2005**

Grantor(s): **Ray O. Gappmayer abd Martha J. Gappmayer, as co-trustees of the Ray O. Gappmayer and Martha J. Gappmayer Revocable Living Trust Dated November 3, 1998**

Grantee(s): **Danial Ray Cates**

Abbreviated Legal: **SE 1/4 SEC 34 T2N R5E**

Additional Legal on page: **3**

Assessor's Tax Parcel No(s): **02-05-34-0-0-0600-00**

THE GRANTOR(S), Ray O. Gappmayer abd Martha J. Gappmayer, as co-trustees of the Ray O. Gappmayer and Martha J. Gappmayer Revocable Living Trust Dated November 3, 1998, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to Danial Ray Cates, the following described real estate, situated in the County of Skamania, State of WA.

See Exhibit "A" Attached Hereto and Incorporated herein by this reference

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.

The Grantor, for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim, by, through or under said Grantor and not otherwise, he/she/they will forever warrant and defend the said described property.

APN:

Bargain and Sale Deed
- continued

File No.: **NCS-144719-OR3 (tc)**
Date: **02/16/2005**

Ray O. Gappmayer and Martha J.
Gappmayer Revocable Living Trust Dated
November 3, 1998

Ray O. Gappmayer
Ray O. Gappmayer, Co-Trustee

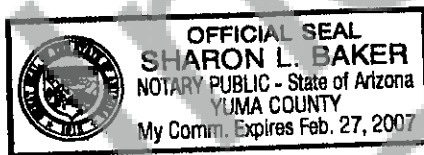
Martha J. Gappmayer
Martha J. Gappmayer, Co-Trustee

STATE OF ARIZONA)
COUNTY OF Yuma)-ss

I certify that I know or have satisfactory evidence that **Ray O. Gappmayer and Martha J. Gappmayer**, 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 **Co-Trustees of Ray O. Gappmayer and Martha J. Gappmayer Revocable Living Trust Dated November 3, 1998** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 01-18-05

Sharon L. Baker



Notary Public in and for the State of AZ

Residing at: Wickenburg

My appointment expires: 02/27/2007

EXHIBIT 'A'

That portion of the West Half of the Southeast Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a 1" iron pipe with a brass disk marking the Southwest corner of said Section 34, as shown in recorded Survey Book 1, Page 247;

Thence South $89^{\circ}30'12''$ East along the South line of said Section 34, a distance of 2613.30 feet to a found $\frac{3}{4}$ " iron rod with a yellow plastic cap stamped "SWART 16929", marking the Southwest corner of Deed recorded in Book 130, Page 968;

Thence North $01^{\circ}12'11''$ East along the West line of said West Half of the Southeast Quarter of said Section 34, a distance of 826.88 feet to the True Point of Beginning of this herein described parcel of land;

Thence continuing North $01^{\circ}12'11''$ East along said West line, a distance of 497.58 feet to a found $\frac{3}{4}$ " iron rod with a yellow plastic cap stamped "HAGEDORN", as shown in recorded Survey Book 1, Page 244 for the Southwest corner of Lot 11 and the Northwest corner of the Southwest Quarter of said Southeast Quarter of Section 34;

Thence continuing North $01^{\circ}12'11''$ East along said West line, a distance of 301.03 feet to the centerline of Wantland Road;

Thence Easterly along said centerline, a distance of 69.73 feet on a curve to the right having a radius of 300.00 feet and a central angle of $13^{\circ}19'04''$;

Thence continuing along said centerline North $86^{\circ}20'00''$ East, a distance of 39.95 feet;

Thence continuing along said centerline, a distance of 66.03 feet on a curve to the left having a radius of 100.00 feet and a central angle of $37^{\circ}50'00''$;

Thence continuing along said centerline North $48^{\circ}30'00''$ East, a distance of 204.53 feet;

Thence continuing along said centerline, a distance of 42.20 feet on a curve to the left having a radius of 100.00 feet and a central angle of $24^{\circ}10'36''$;

Thence North $36^{\circ}24'42''$ East, a distance 64.72 feet;

Thence North $29^{\circ}09'52''$ East, a distance of 100.90 feet to the North line of said Lot 11;

Thence South $80^{\circ}20'00''$ East along said North line, a distance of 726.38 feet to the North line of Lot 12 of said "HAGADORN" survey;

Thence North $60^{\circ}40'00''$ East along said North line of Lot 12, a distance of 202.65 feet to a point on the East line of said West Half of the Southeast Quarter;

Thence South $01^{\circ}11'49''$ West along said East line, a distance of 639.96 feet to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 34;

Thence North $89^{\circ}28'13''$ West along the North line of said Southwest Quarter of the Southeast Quarter, a distance of 881.81 feet;

Thence South $01^{\circ}12'11''$ West, a distance of 497.37 feet;

Thence North $89^{\circ}29'55''$ West, a distance of 437.75 feet to the True Point of Beginning.

**THIS LEGAL IS THE CORRECT LEGAL AND CORRECTS ANY PREVIOUS
LEGAL RECORDED IN BOOK 216 PAGE 568

Gary H. Martin, Skamania County Assessor

Date 2/22/05 ^{G.S.} Parcel # 2-6-34-600