

When Recorded Return to:
Howard D. Pelky
402 Laurel Lane
Washougal WA 98671

REAL ESTATE EXCISE TAX

25029
JUN 27 2005

PAID 2880.456250 = 3442.50
Vickey Cleland, Deputy
SKAMANIA COUNTY TREASURER

Doc # 2005157812
Page 1 of 4
Date: 06/27/2005 03:09P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$22.00

ORDER NO: K145021 JT

**CHICAGO TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED**

THE GRANTOR Marilyn C. Cleland, as her separate estate

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to

Howard D. Pelky and Deborah L. Pelky, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Tax Account No. : portion or 02-05-32-3-0-1102-00

Dated: June 22, 2005

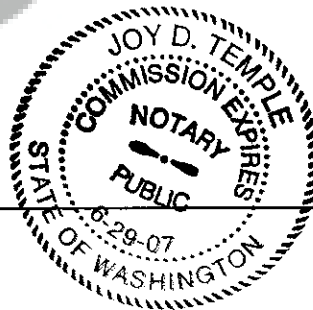
Marilyn C. Cleland
Marilyn C. Cleland

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I certify that I know or have satisfactory evidence that Marilyn C. Cleland the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 6/24/05

[Signature]
Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: June 27, 2005



Gary H. Martin, Skamania County Assessor

Date 6-27-05 Parcel # 2-5-32-3-1102

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: K145021 JT

Lot, , according to the plat thereof, recorded in Volume of Plats, Page, records of Skamania County, Washington.

SUBJECT TO:

1. General taxes for the second half of year 2005.
2. Grantor hereby reserves the right to have access to and to use swimming hole located on said property. This right is also granted to the Grantor's friends and family members. Said right shall terminate at such time that Grantor is no longer in ownership of the property located 142 Uran Rd. Washougal, WA.
3. No Mobile or Manufactured homes are allowed on the property.
4. **EASEMENT, and the terms and conditions thereof:**
Granted to: J.A. Irwin, his heirs and assigns.
For: Water pipeline,
Affecting: Said premises,
Dated: March 4, 1930
Recorded: May 9, 1931
Recording No.: Book W, page 621
5. **AFFIDAVIT ATTACHED TO WARRANTY DEED, and the terms and conditions thereof, recorded May 22, 1990, under Recording No. 109282.**
6. **EASEMENT, and the terms and conditions thereof,**
For: Right of way known as Evergreen Lane, Washougal West,
Affecting: Said premises and other property,
Disclosed by: Recorded Plat of said addition
7. **EASEMENT, and the terms and conditions thereof,**
For: Private roadway,
Affecting: Said premises,
Disclosed by: Short Plat 3, page 176
8. **EASEMENT, and the terms and conditions thereof,**
For: West road,
Affecting: Said premises,
Disclosed by: Short Plat 3, page 176
9. **COVENANTS, CONDITIONS AND RESTRICTIONS as shown on the face of the plat Washougal West and Short Plat 3, page 176.**
10. **ANY PROHIBITION OF LIMITATION on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or any part thereof.**
11. **RIGHTS OF THE STATE OF WASHINGTON in and to that portion of said premises, if any, lying in the bed of Washougal River, if it is navigable.**
12. **ANY QUESTION that may arise due to the shifting and changing in the course of Washougal River, referred to in the legal description.**
13. **MATTERS SET FORTH BY SURVEY:**
Book of Surveys: 3
Page of Surveys: 128, records of Skamania County, Washington.
14. **RIGHT OF THE PUBLIC to that portion lying within West Road.**



HAGEDORN, INC.

Registered Land Surveyors • Oregon Washington California
1924 Broadway, Suite B • Vancouver, WA 98663 • (206) 896-4428 • (503) 283-9778

BOOK 137 PAGE 343

June 21, 1993

LEGAL DESCRIPTION
FOR
DR. DON CLELAND

7 ACRE PARCEL (SHORT PLAT LOT 211)

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside tracts" as surveyed in 1922; thence South 18° 24' 15" West, 140.31 feet to the Southwest corner of Section 32; thence South 89° 06' 40" East along the South line of Section 32 for a distance of 1162.25 feet; thence North 00° 53' 20" East at right angles to said South line 168.53 feet to a 1/2 inch iron rod set at an angle point in the South boundary line of the tract conveyed to "Clackamas Surgical Associates" as filed in Book 119, Page 6, Skamania County Auditor's Records, said point being shown in Book 3 of Surveys at page 41; thence South 89° 06' 40" East, 243.67 feet to a 1/2 inch iron rod in the centerline of "West Road", said point hereinafter called point "A"; thence North 19° 15' 00" East, 300.00 feet to a 1/2 inch iron rod; thence North 33° 30' 00" East, 120.00 feet to a 1/2 inch iron rod; thence North 20° 00' 00" West 485 feet, more or less, to the centerline of the Washougal River; thence following said centerline downstream (Southwesterly) 729 feet, more or less, to a point on the boundary line between "Hermans" and "Brown" as described in Deed Book 119, pages 4 and 5, Skamania County Auditor's Records; thence North 85° 50' 00" East along said common boundary line 339 feet, more or less, to a 5/8 inch iron rod at an angle point in said boundary line; thence South 13° 34' 00" East along said common boundary line 156.00 feet to the East line of the "Hiram Welch tract" as described in Deed Book "X" page 485 (1934) as shown in a 1993 recorded survey by "Hagedorn,

Gary H. Martin, Skamania County Assessor

Date 4-27-05 Parcel # 2-5-32-3-1102
GHM

SUBDIVISIONS • CONSTRUCTION AND ROAD LAYOUT • BOUNDARIES • TOPOGRAPHY • CONTROL • LEGALS • HYDROGRAPHY

Hand Only

*A.D.P.
SEP*

0004/005

04/20/2005 WED 2:22 FAX

DOC # 2005157812
Page 3 of 4

Road Easement

BOOK 137 PAGE 364

Inc.); thence Southwesterly along said East line 338 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

SUBJECT TO the rights of the public in and to any portion of the above described tract that lies within the 60 foot right-of-way and a 50 foot radius cul-de-sac at the Northerly terminus thereof, said right-of-way being known as "West Road", (formerly "Evergreen Lane"), as shown on the "Clackamas Surgical Associates Short Plat" (1990).

SUBJECT TO a 30 foot easement for driveway and utilities, the North line of which is described as follows:

BEGINNING AT point "A", above described; thence North 25° 00' 00" West along the centerline of "West Road" 79.17 feet; thence along the arc of a 1000 foot radius curve to the right for an arc distance of 217.00 feet; thence North 12° 34' 00" West, 140.37 feet to the TRUE POINT OF BEGINNING of said North easement line at a point which bears South 12° 34' 00" East, 30.00 feet from a 5/8 inch iron rod at the center of a 80' radius cul-de-sac at the terminus of said "West Road"; thence North 53° 41' 36" East, 281.75 feet to a 1/2 inch iron rod at the terminus of said North line at a point on the East line of the above described tract that bears North 20° 00' 00" West, 210.00 feet from the Southeast corner thereof.

EXCEPT any portion lying within "West Road".

ld/cleland2.cew



HDP
DLP

DOC # 2005157812
Page 4 of 4