

When Recorded Return to:
Casey A. Pine
2025 NW Sierra Lane
Camas WA 98601

REAL ESTATE EXCISE TAX

25305
SEP 21 2005
PAID 1024.4200 + ^{tech} 5.00 = 1229.00
Vickie Chelland, Deputy
SKAMANIA COUNTY TREASURER

ORDER NO: K146140 MC

CHICAGO TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED

103182
THE GRANTOR Ronald R. Rigger, as his separate estate

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to
Casey A. Pine and Audra C. Pine, 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

page 2
Tax Account No. : 02-05-34-2-0-0406-00
Abbreviated legal description: #406 Section 34, Township 2N, Range 5E
Together with a 1968 Fleetwood mobile home 44 ft feet by 12 feet, vehicle ID # NK7LS7153.
Dated: August 31, 2005

Ronald R. Rigger
Ronald R. Rigger

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Ronald R. Rigger 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: 9-2-2005

Marlene K. Coleman
Notary Public in and for the State of Washington
Residing at Carrolls
My appointment expires: 6/10/06

MARLENE K. COLEMAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 10, 2006

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: K146140 MC

A parcel of land in the Northwest quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southeast corner of said Northwest quarter of the Northwest quarter of Section 34; thence North 00°40'49" West along the East line of said Northwest quarter of Section 34, 516.10 feet to the True Point of Beginning; thence South 77°12'20" West along the North line of a 60 foot wide driveway 304.12 feet; thence North 00°04'04" West 122.70 feet; thence North 75°39'39" East 294.33 feet to a point on the West edge of the right of way of the Washougal River Road; thence South 13°24'55" East along the West edge of the right of way of said road 84.46 feet to the East line of said Northwest quarter of the Northwest quarter of Section 34; thence South 00°40'49" East 45.77 feet to the True Point of Beginning.

TOGETHER WITH the right to use the 60 foot strip of land running along the South line of the aforesaid property in an Easterly direction to the County Road.

SUBJECT TO:

Exhibit B

1. Real property taxes for subsequent years, which may become a lien.
2. Easement and the terms and conditions thereof for ingress, egress and utilities, affecting the Westerly 30 feet of subject property disclosed by instrument recorded under recording no. 102020, Book 102, page 401.
3. Matters set for by survey recorded in Book of Surveys: 3 and Page of Surveys: 231, records of Clark County, Washington.
4. Easement and the terms and conditions thereof, granted to Northwestern Electric Company for electric transmission and distribution affecting a blanket area, recorded September 4, 1940, under recording number 29326.
5. Easement and the terms and conditions thereof, for water line, affecting said premises, disclosed by Book 63, page 953.
6. Easement and the terms and conditions thereof, granted to Public Utilities District No. 1 of Skamania County, for electric transmission and distribution dated July 1, 1970, recorded August 14, 1970, under recording no. 72427, Book 61, page 957, affecting subject property.

Gary H. Martin, Skamania County Assessor

Date 9/21/05 ⁶⁵ Parcel # 2-5-34-2-406