

Return to:

Craig R. Mark and Deborah F. Mark
3171 Canyon Creek Road
Washougal, WA 98671

Doc # 2006161706
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Date: 05/25/2006 11:25A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$36.00

REAL ESTATE EXCISE TAX

15971
MAY 25 2006

PAID ~~4399.20 + 847.50 = 5,246.70~~ 5,191.70

J. Michael Garvison
SKAMANIA COUNTY TREASURER

PERSONAL REPRESENTATIVE'S
SPECIAL WARRANTY DEED

28805

Grantor: The Probate Estate of HILMA L. SPEIGHTS; LESLIE M. CURRIE,
Personal Representative

Grantees: CRAIG R. MARK and DEBORAH F. MARK, Husband and Wife

Abbreviated Legal Description: PART OF LOTS 5, 6, 7 AND 8 BLOCK 3
Full Legal Description: PRINDLE PARK ESTATES

Page 4 And 5
Assessor's Property Tax Serial Number: 01-05-05-⁴0200-00 and PTN of 01-05-05-4-
0-0200-06

Gary H. Martin, Skamania County Assessor

Date 5/25/06 ^{CS} Parcel # 1-5-5-4-200

THE FOLLOWING GRANTOR, The Probate Estate of HILMA L. SPEIGHTS, deceased,
by and through LESLIE M. CURRIE, the duly appointed, qualified and acting Personal
Representative of said estate, under Clark County Probate No. 04-4-00889-2,

FOR AND IN CONSIDERATION OF distribution under the statute of intestacy in the state
of Washington as applied under Clark County Probate No. 04-4-00889-2, hereby grants, bargains,

conveys and confirms to CRAIG R. MARK and DEBORAH F. MARK, husband and wife, the following described real estate situated in ~~Clark~~ ^{Skamania} County, Washington:

SEE EXHIBIT "A", ATTACHED AND INCORPORATED HEREIN BY REFERENCE

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

The Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the same described real estate.

DATED this 22nd day of May, 2006.

ESTATE OF HILMA L. SPEIGHTS

By: *Leslie M. Currie*

LESLIE M. CURRIE, Personal Representative

STATE OF WASHINGTON)

: ss.

County of Clark)

On this day personally appeared before me LESLIE M. CURRIE, to me known to be the personal representative of the Estate of HILMA L. SPEIGHTS, who executed the within and foregoing instrument and acknowledged that she executed the same as her free and voluntary act and deed as the Personal Representative of said estate for the uses and purposes therein mentioned, and on oath stated that s/he was authorized to execute said instrument.


WITNESS MY HAND and official seal this ^{23rd} 22nd day of May, 2006.

Don James
TITLE: Notary Public for Washington
My Commission Expires: 4-15-09

STATE OF Washington)
-ss.
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that **Leslie M. Currie** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instructions, on oath stated that he/she/they is/are authorized to execute the instruction and acknowledged it as the Personal Representative of the Estate of **Hilma L. Speights**, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-23-06


B.M. Jamieson
Notary Public in and for the State of Washington
Residing at: La Center
My appointment expires: 04/15/09

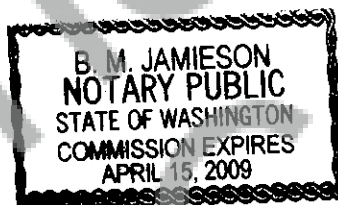
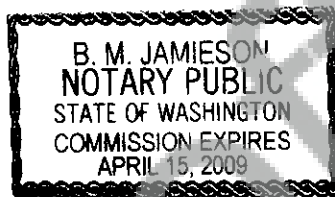


EXHIBIT 'A'

A portion of "Prindle Park Estates", recorded in Book A of Plats, Page 131, Skamania County Auditor's Records, located in the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a 1 inch iron pipe with brass cap marking the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 5, as shown in Book 3 of Surveys, Page 403, Skamania County Auditor's Records; thence North 89°23'12" West, along the South line of the Northwest Quarter of the Southeast Quarter of Section 5, for a distance of 749.58 feet to a ½ inch iron rod as shown in a 2005 "Hagedorn, Inc. Survey"; thence North 06°38'00" East, 965.00 feet to a ½ inch iron rod (2005 Hagedorn, Inc. Survey); thence North 13°28'15" East, 303 feet, more or less, to the center of Canyon Creek; thence North 39°59'02" East along the Easterly line of Lot 9 of "Prindle Park Estates" as recorded in Book A of Plats, Page 131, Skamania County Auditor's Records, 317 feet, more or less, to the South right-of-way line of Canyon Creek Road; thence South 61°37'04" East, along said South right-of-way line, 210.76 feet; thence along the arc of 230.50 foot radius curve to the right, through a central angle of 20°38'23", for an arc distance of 83.03 feet; thence South 49°01'19" West, 30.00 feet; thence along the arc of a 200.50 foot radius curve to the right, through a central angle of 36°20'37", for an arc distance of 127.18 feet; thence South 04°38'04" East, 234.76 feet; thence North 85°21'56" East, 30.00 feet; thence South 04°38'04" East, 150.00 feet; thence South 85°21'56" West, 40.00 feet; thence South 04°38'04" East, 250.00 feet; thence North 85°21'56" East, 40.00 feet; thence South 04°38'04" East, 9.84 feet; thence along the arc of a 507.50 foot radius curve to the left, through a central angle of 10°43'04", for an arc distance of 94.93 feet to a ½ inch iron rod (2005 "Hagedorn, Inc. Survey") on the East line of the Northwest Quarter of the Southeast Quarter of Section 5; thence South 01°13'20" West, along said East line, 483.82 feet to the Point of Beginning.

Except County Roads

Together with and Subject to a 30.00 foot easement for ingress, egress and utilities the centerline of which is described as followed:

Beginning at a 1 inch iron pipe with brass cap marking the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 5, as shown in Book 3 of surveys, Page 403, Skamania County Auditor's Records; thence North 89°23'12" West, along the South line of the Northwest Quarter of the Southeast Quarter of Section 5, for a distance of 749.58 feet to a ½ inch iron rod, as shown in a 2005 "Hagedorn, Inc. Survey"; thence North 06°38'00" East, 965.00 feet to a ½ inch iron rod (2005 Hagedorn, Inc. Survey); thence North 13°28'15" East, 15.72 feet to the True Point of Beginning; thence South 59°05'00" East, 82.81 feet;

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CONTINUED

thence along the arc of a 25.00 foot radius curve to the left, through a central angle of 58°55'00", for an arc distance of 25.71 feet; thence North 62°00'00" East, 110.00 feet; thence along the arc of a 280.00 foot radius curve to the left, through a central angle of 27°00'00", for an arc distance of 131.95 feet; thence along the arc of a 500.00 foot radius curve to the right, through a central angle of 06°30'00", for an arc distance of 56.72 feet; thence North 41°30'00" East, 200.00 feet; thence along the arc of an 85.00 foot radius curve to the left, through a central angle of 95°30'00", for an arc distance of 141.68 feet; thence North 54°00'00" West, 90 feet, more or less, to the South right-of-way line of Canyon Creek and the terminus of the easement centerline. (The side lines of which should be shortened or extended so as to terminate on the West line of the above described "Speights tract" and the South right-of-way line of Canyon Creek Road.)

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Gary H. Martin, Skamania County Assessor

Date 5/25/06 ^{CS} Parcel # 1-5-3-4-200

Unofficial Copy