

Doc # 2007166052
Page 1 of 3
Date: 05/10/2007 12:36P
Filed by: MARK PETERSON
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$34.00

AFTER RECORDING MAIL TO:

Name KAREN ASHLEY / MARK PETERSON
Address PO 278
City / State Stevenson, Wa 98648

Quit Claim Deed

THE GRANTOR KAREN E ASHLEY

for and in consideration of community property

conveys and quit claims to MARK A PETERSON &
KAREN E ASHLEY, husband & wife

the following described real estate, situated in the County of
together with all after acquired title of the grantor(s) therein:

A portion of the SE 1/4 - SE 1/4 of Section 36
Township 3N Range 7 EWM
see attached

Assessor's Property Tax Parcel/Account Number(s): 03073644070000
2AD 5-10-07

Dated April 27, 2007

Karen E Ashley
(Individual)

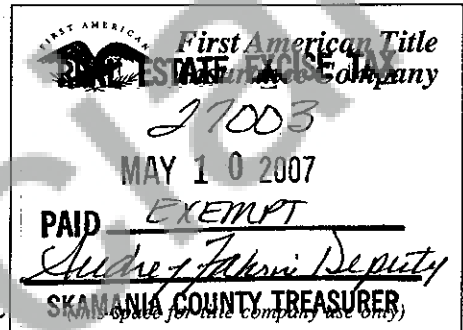
(Individual)

By

(President)

By

(Secretary)



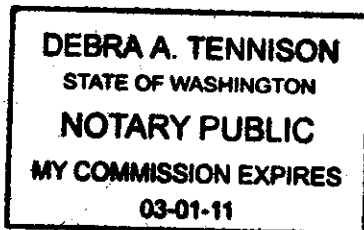
STATE OF WASHINGTON, }
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Karen E Ashley to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she
signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of April, 2007



Debra A. Tennison
Notary Public in and for the State of Washington,
residing at _____

My appointment expires 3/1/11

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____
and _____ to me known to be the

President and _____ Secretary, respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____

Beginning at the intersection of the South line of Section 36, Township 3 North, Range 7 East of the Willamette Meridian in the County of Skamania, State of Washington, with the West line of the Henry Shepard D.L.C.; thence East 115.8 feet; thence North 61 degrees 40' East 1,557.1 feet to the intersection of the center line of Vancouver Avenue with the center line of Kanaka Creek Road, said point being the initial point of the tract hereby described; thence following the center line of Kanaka Creek Road North 36 degrees 27' West 118.2 feet; thence North 55 degrees 44' West 301.8 feet; thence North 61 degrees 40' East 326.0 feet to the center of Kanaka Creek; thence South 02 degrees 25' East along the center of Kanaka Creek 80.49 feet; thence South 11 degrees 29' East along the center of Kanaka Creek 117.41 feet; thence South 39 degrees 59' East along the center of Kanaka Creek 203.91 feet; thence South 61 degrees 40' West 143.29 feet along a projection of the center line of Vancouver Avenue to the initial point.

AND EXCEPT that portion thereof conveyed to E.O. Bay and Ruey E. Bay, husband and wife, by deed dated August 29, 1947, and recorded at page 570 of Book 31 of Deeds, Records of Skamania County, Washington.

EXCEPT:

- 1) The Lien of Real Estate excise sales tax upon any sale of said property, if unpaid. The state rate is 1.28% plus an additional .25% if within the city limits of Stevenson or North Bonneville.
- 2) Rights of others thereto entitled in and to the continued uninterrupted flow of Kanaka Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
- 3) Any adverse claims based upon the assertion that Kanaka Creek has moved.
- 4) Rights of the Public in and to that portion lying within Roads.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above, and that grantor will warrant and forever defend the said premises and every part thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

Skamania County Assessor

Date 5-10-07 Parcel# 030736440700 00

JHD