| AFTER RECORDING MAIL TO:  Name ONA () Nai/   |
|--|
| Address 208 NE 1144 5T   |
| City/State VANConver UA 98686  |
| Document Title(s): (or transactions contained therein)  1. FRANT OF SASEMENT GRRETTON  2.  3.  First American Title Insurance Company  |
| 4.   |
| Reference Number(s) of Documents assigned or released: 2ω91728-13  |
| Additional numbers on page of document (this space for title company use only)   |
| Grantor(s): (Last name first, then first name and initials)  1. Pensco TRust Company (us 10) in An Fbo Dava Id E Na.  2.  3.  4.  5.   Additional names on page of document  |
| Grantee(s): (Last name first, then first name and igitials)  1. \( \sum \alpha_1 \) \( \color \left( \color \left( \color \left( \color \left( \color \color \left( \color \color \left( \color |
| Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)  |
| See 8, T3N, R8E  |
| De Complete legal description is on pages 10, 17 of document   |
| Assessor's Property Tax Parcel / Account Number(s):  03-08-08-3-0-0300  03-08-08-3-0-0100  |
| NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.  |

AFN #2009172873 Recorded 05/18/09 at 12:04 PM DocType: EASE Filed by: DONALD NAIL Page: 1 of 19 Auditor J. Michael Garvison Skamania County, WA

AFN #2009172873 Page: 2 of 19

AFN #2009172813 Recorded 05/11/09 at 02:02 PM Doctype: MULTI Filed by: DONALD NAIL Page: 1 of 17 Auditor J. Michael Garvison Skamania County, WA

| WHEN RECORDED RETURN TO: |
|--------------------------|
| DONALD F. NAIL           |
| 2708 NE 114 THST.        |
| VANCOUVER, WA- 98686     |
|                          |

| DOCUMENT TITLE(S) Cont of Easement and   |
|--|
| Read Maintenance on Vail Red.  |
| Carpon Co A Stromana Co Co A torbante  |
| REFERENCE NUMBER(S) of Documents assigned or released:   |
| 2004153811   |
| 300 SIS 7738   |
| [ ] Additional numbers on page of document. REAL ESTATE EXCISE IAX   |
| GRANTOR(S):  |
| DONALD E. NAIL MAY 11 2009   |
| [ ] Additional names on page of document. PAID   |
| GRANTEE(S):  SKAMANIA COUNTY THEASURER  [] Additional names on page of document.                                 |
| LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):                     |
| Complete legal on page of document.  |
| TAY DADCEL MIMOEDICS),   |
| 030 508300100064 03080830010000  |
| Additional parcel numbers on page of document.   |
| The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to |
| verify the accuracy or completeness of the indexing information.   |

AFN #2009172873 Page: 3 of 19

Page 1

# GRANT OF EASEMENT AND ROAD MAINTENANCE ON NAIL RD, CARSON, WA SKAMANIA COUNTY, WASHINGTON FOR BENEFIT LOT 100

EFFECTIVE DATE: April 24, 2009

PENSCO TRUST COMPANY, CUSTODIAN FBO DONALD E. NAIL IS THE OWNER OF CERTAIN REAL PROPERTY TAX LOT 300 PARCEL NUMBER 03080830030000, 52 NAIL RD, CARSON, WA 98610 IN SKAMANIA COUNTY OVER WHICH RUNS A PRIVATE ROAD, NAIL ROAD, FOR INGRESS, EGRESS, AND UTILITIES: AS RECORDED IN AUDITORS FILE NO. 2004153811 AND IN BOOK 55 PAGE 78.

### RECITAL

The current road easement road exists at the Northwest corner of 52 Nail Rd, Carson, Washington at the intersection of Wind River Highway and Nail Road, Carson, Washington, Skamania County.

The existing easement road and right of way is along the northern property line of tax lot 300, parcel number 03080830030000, 52 Nail Rd, Carson, WA. The West end of the right of way easement starts at the Wind River Valley Highway East right of way line.

#### EASEMENT DESCRIPTION:

Subject to a sixty (60) foot easement for ingress, egress, and utilities for the grantor, his heirs, successors, and/or assigns for a private road for the future development of Tax Lot 100, parcel number 03080830010006, 29.27 acres and parcel number 03080830010000, 4.5 acres known as 82 Nail Road, Carson WA 98610 (being majority of the NW ¼ of the SW ¼ of said Section 8) lying sixty (60) feet of even width along the northwesterly line of the Tax Lot 300,parcel number 03080830030000. (Sidelines to be extended and/or shortened at course changes, so as to terminate at their respective intersections and/or property lines.

Please see attached Exhibit A Legal Description of Lot 300 and

Attached Exhibit B Legal Description of Benefited Lot 100

AFN #2009172873 Page: 4 of 19

#### Page 2

The road extends East on the Northwest side of 52 Nail Road and meets the West Boundary Line of 82 Nail Road, Carson, Washington, Skamania County.

Pensco Trust Company Custodian FBO Donald E. Nail, owner of parcel number 03080830030000 known as Tax Lot 300, address 52 Nail Rd, Carson, Washington does hereby grant, transfer, and convey to the property Tax Lot Number 100, parcel number 03080830010006,(29.27 acres) and parcel number 03080830010000,(4.5 acres) located at 82 Nail Rd, Carson, Washington, Skamania County to successors, heirs, and/or assigns a perpetual sixty (60) foot wide nonexclusive easement for ingress, egress, and utilities over, under, and upon to use the strip of land. The nonexclusive easement is not personal or in gross, but is to be appurtenant to each and every portion of the property located at Tax Lot Number 100, 82 Nail Rd, Carson, Washington, Skamania County and to any future partitions or subdivisions of the real property development as allowed by the current and future building codes of Skamania County. The parties shall at all times and without restrictions have the right to use the sixty (60) foot wide nonexclusive easement property and roadway thereon.

The Grant of Easement and Road Maintenance shall run with the land and all provisions of this Agreement shall be binding on, and inure to the benefits of the heirs, transferees, successors, and assigns of the parties, and shall constitute obligations of the parties, successors-in-interest and the real property affected hereby.

There shall be shared road maintenance for Tax Lot Number 300, parcel number 03080830030000, 52 Nail Rd, Carson, WA and Tax Lot Number 100, tax parcel number 03080830010006 and number 03080830010000, 82 Nail Rd, Carson, WA. Costs for the road maintenance described herein shall be assessed proportionately among all landowners according to the number of landowners who make daily, regular use of the easement for their primary access to their property. Landowners who make infrequent, occasional use agree that, if their use causes readily observable damage to the road surface, they will restore the road surface to the condition it was in prior to their causing the damage as soon as is practicable. Maintenance costs shall be shared for work normally necessary to preserve the roadway, road structure and road facilities in a condition as good as shall exist by Skamania County Road Standards for Private Roads. Maintenance shall be defined as grading, graveling, and clearing debris to maintain optimum use of the right of way.

| Page 3   |
|--|
| IN WITNESS WHEREOF, the parties have executed this Agreement on April 24,                    |
| 2009.  |
| Donald & Mail  |
| DONALD E. NAIL   |
| Pensco Trust Co. Custodian FBO Donald E. Nail  |
| STATE OF WASHINGTON ) :ss.   |
| County of Clark  |
| On this day personally appeared before me DONALD E. NAIL known to be the                     |
| individual described in and who executed the within instrument, and acknowledged that        |
| they signed the same as their free and voluntary act and deed, for the uses and purposes     |
| therein mentioned.  COMMISSION EXPIRES  COMMISSION  CAPTE OF WASHINGTON  CAPTE OF WASHINGTON |
| GIVEN under my hand and official seal this ZU day of April, 2069 1804 AUVION                 |
| THACIE L SIEGEL  |
| Notary Public in and for the State of Washington, residing at:                               |
| CAMAS, WA  |
| LAR DATE 4/29 (09  |
| PENSCO TRUST COMPANY FBO DONALD E. NAIL  |
|  |
| STATE OF CALIFORNIA )  |
| :ss.   |
| County of San Francisco  |
| Jeanny Lo, UP Investments,   |
| On this day personally appeared before me PENSCO TRUST COMPANY                               |

and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of April, 2009.

Notary Public in and for the State of California, residing at:

450 Sansone St, Sanfomersco, CA, 94111

CUSTODIAN FBO DONALD E. NAIL known to be the individual described in and who executed the within instrument, and acknowledged that they signed the same as their free

AFN #2009172873 Page: 6 of 19



(509) 427-5681 FAX (509) 427-5610

P.O. BOX 277 • 41 RUSSELL ST. STEVENSON, WASHINGTON 98648

#### CONSUMER INFORMATION REPORT

PREPARED FOR:

Sharon Turner

DATE:

APRIL 23, 2009

COUNTY TAXPAYER:

George David Nail Et AL

OWNER ADDRESS:

PO Box 503, Stevenson, WA 98648

ASSESSED VALUES:

LAND: 92,400.00

IMP: 70,000.00

TOTAL: 162,400.00

2009 TAXES:

\$ 1,152.99

TAX PARCEL NO:

03-08-08-3-0-0100-00

SITUS ADDRESS:

82 Naîl Road (As per assessor records / may not be accurate / no reliance should be placed on this address)

ENCLOSURES:

MAP AND VESTING DEED

PREPARED BY:

AFN #2009172873 Page: 7 of 19

"At Dille 2"



(509) 427-5681 FAX (509) 427-5610

P.O. BOX 277 · 41 RUSSELL ST. STEVENSON, WASHINGTON 98648

#### CONSUMER INFORMATION REPORT

PREPARED FOR:

Sharon Turner

DATE:

APRIL 23, 2009

COUNTY TAXPAYER:

George David Nail Et AL

OWNER ADDRESS:

PO Box 503, Stevenson, WA 98648

**ASSESSED VALUES:** 

2,573.00 LAND:

IMP:

0

TOTAL:

2,573.00

2009 TAXES:

\$ 17.71

TAX PARCEL NO:

03-08-08-3-0-0100-06

SITUS ADDRESS:

 $82\ \mathrm{Nail}\ \mathrm{Road}$  (as per assessor records / may not be accurate / no reliance should be placed on this address)

**ENCLOSURES:** 

MAP AND VESTING DEED

PREPARED BY:

AFN #2009172873 Page: 8 of 19

Skamania County TaxSifter Property Assessment

http://skamaniawa.taxsifter.com/taxsifter/t-assessor.asp?pid=030808...



# **Skamania County Assessor**

**POB 790** Stevenson, VVA 98648 Phone: (509) 427-3720



# Property Summary (Appraisal Details)

#### Parcel Information

Parcel Number:

Legal;

03080830010006

Map Number: Situs:

U-RR-U DFL 00082 WAIL RD

PP# 90-009220,90-009515,90-011265

Ownership Information NAIL, GEORGE DAVID ET AL

Current Owner:

Address:

City, State:

PÓ BOX 503

STEVENSON WA

98648-Zipcode:

| Asse                | ssment Data | M          | arket Value |            | Taxable Value |
|---------------------|-------------|------------|-------------|------------|---------------|
| Tax District:       | 140         | Land:      | 2,573       | Land:      | 2,573         |
| Land Use/DOR        | 88          | lmp:       | 0           | imp:       | 0             |
| Code:               |             | Perm Grop: | 0           | Perm Crop: | 0             |
| Open Space:         | YES         | Total:     | 2,573       | Total:     | 2,573         |
| Open Space<br>Date: |             |            | 1 2         |            | ~ ~           |
| Senior              |             | _ "        | ,,          |            |               |

Exemption: Deeded Acres: 29.27 Last 2005 Revaluation for Tax Year.

# Sales History NO SALES HISTORY RECORDS FOUND

# **Building Permits** NO ACTIVE PERMITS

#### 5 Year Valuation Information

|   | Year | Billed Owner             | Land  | lmpr. | PermCrop<br>Value | Total | Exempt | Taxable | Taxes      |
|---|------|--------------------------|-------|-------|-------------------|-------|--------|---------|------------|
| • | 2009 | NAIL, GEORGE DAVID ET AL | 2,534 | (     | 0                 | 2,534 | 0      | 2,534   | View Taxes |
|   | 2008 | NAIL, GEORGE DAVID ET AL | 2,496 | (     | 0                 | 2,496 | 0      | 2,496   | View Taxes |
|   | 2007 | NAIL, GEORGE DAVID ET AL | 2,496 | (     | 0                 | 2,496 | 0      | 2,496   | View Taxes |
|   | 2006 | NAIL, ERNEST             | 2,534 | (     | 0                 | 2,534 |        | 2,534   | View Taxes |
|   | 2005 | NAIL, ERNEST             | 2,611 | į     | 0                 | 2,611 |        | 2,611   | View Taxes |

#### **Parcel Comments**

AFN #2009172873 Page: 9 of 19

Skamania County Treasurer TaxSifter Residential Data

http://skamaniawa.taxsister.com/taxsister/T-Resident.asp?pid=03080...



# **Skamania County Assessor**

**POB 790** Stevenson, WA 98648 Phone: (509) 427-3720



# Residential Data Sheet

#### Parcel Information

Parcel Number: 03080830010000

Map Number:

U-RR-U --- DFL-00082 WAIL RD

Situs: Legal:

PP# 90-009220.90-009515,90-011265 LFE

ESTATE TO ERNEST NAIL-

Ownership Information NAIL, GEORGE DAVID ET AL

Current Owner

Address:

City, State:

PO BOX 503 STEVENSON WA

Glazed Metal (7)

**Detached Garage** 

1939 / 66

Zipcode: 98648-

#### Lot information

Topography: Amenities:

LEVEL SEPTIC 1

WELL

Street Access:

Utilities:

Deeded Acres: 4.5

Lot Width:

Lot Depth:

## Physical Information

Baths:

Plumbling Fixtures:

Heat Type:

Roof Type:

Garage Type:

Garage Size:

Year Built / Age:

Type:

Single Family (1)

Quality: Condition: Fair Average

Arch Type:

Style:

One Ill Half Story Finished (4) 100 %

Exterior Wall: 100 % N/A 1868 Floor Area:

Basement Area: Basement

Finish: Bedrooms:

Effective Age: Remodel Date: Remodel Type:

## Miscellaneous Improvements

| Improvement        | Year | Size |
|--------------------|------|------|
| ENC CONC PORCH     |      | 56   |
| ROOF COVERED PORCH |      | 240  |
| LEAN-TO            |      | 192  |
| TOOL SHED          |      | 60   |

#### Photos/Sketches

AFN #2009172873 Page: 10 of 19

Skamania County TaxSifter Property Assessment

http://skamaniawa.taxsifter.com/taxsifter/t-assessor.asp?pid=030808...



# **Skamania County Assessor**

Stevenson, WA 98648 Phone: (509) 427-3720



# Property Summary (Appraisal Details)

#### Parcel Information

Parcel Number:

Map Number:

03080830010000

U-RR-U - - - DFL-

Situs: Legal: 00082 WAIL RD PP# 90-009220,90-009515,90-011265 LIFE

ESTATE TO ERNEST NAIL~

Current

Owner:

Address: City, State:

Zipcode:

NAIL, GEORGE DAVID ET AL

Ownership Information

PO BOX 503 STEVENSON WA

98648-

# Assessment Data 140

Tax District: Land Use/DOR Code:

Open Space: Open Space Date:

Senior Exemption:

Deeded Acres: Last

Revaluation for Tax Year:

#### Market Value

92,400 70,000

lmp: Perm Crop: 0 Total: 162,400

Land:

## Land: imp:

92,400 70,000 Perm Crop:

Total:

162,400

Taxable Value

# Sales History NO SALES HISTORY RECORDS FOUND

## **Building Permits** NO ACTIVE PERMITS

#### 5 Year Valuation Information

| Year | Billed Owner             | Land   | lmpr.  | PermCrop<br>Value | Total   | Exempt | Taxable | Taxes      |
|------|--------------------------|--------|--------|-------------------|---------|--------|---------|------------|
| 2009 | NAIL, GEORGE DAVID ET AL | 92,400 | 70,000 | 0                 | 162,400 | 0      | 162,400 | View Taxes |
| 2008 | NAIL, GEORGE DAVID ET AL | 92,400 | 66,700 | 0                 | 159,100 | 0      | 159,100 | View Taxes |
| 2007 | NAIL, GEORGE DAVID ET AL | 88,000 | 63,500 | 0                 | 151,500 | 0      | 151,500 | View Taxes |
| 2006 | NAIL, GEORGE DAVID ET AL | 66,000 | 0      | 0                 | 66,000  |        | 66,000  | View Taxes |
| 2005 | NAIL, GEORGE DAVID ET AL | 34,000 | 0      | 0                 | 34,000  |        | 34,000  | View Taxes |
| 2004 | NAIL, ERNEST             | 76,208 | 0      | 0                 | 76,208  |        | 76,208  | View Taxes |

AFN #2009172873 Page: 11 of 19

"Excelve"

Doc # 2004153811
Page 1 of 2
Date: 07/23/2004 03:23P
Filed by: WoodRich & ARCHER
Filed & Recorded in Official Records
of SKAMMIA COUNTY
J. NICHAEL SHRVISON
AUDITOR
Fee: 128.88

After recording return to: Woodrich & Archer LLP PO Box 510 Stevenson, WA 98648 REAL ESTATE EXCISE TAX

*140 / °* 11 2 0 2004

JUL 2 0 200

PAID IX empt

SKAMANIA GOUNTY TREASURER
WARRANTY DEED

The Grantor, ERNEST NAIL, a widowed man, for and in consideration of love and affection, conveys and warrants to the Grantees, GEORGE DAVID NAIL, DONALD ERNEST NAIL and MARTHA KAY McKIBBIN, as joint tenants with a right of survivorship, each dealing in his own separate estate, the following described real estate, situated in the County of Skamania, State of Washington RESERVING UNTO THE GRANTOR the right to live and reside thereon for as long as he shall remain living, to wit:

That portion of the Northwest Quarter of the Southwest Quarter (N.W. ¼ of the S.W. ¼) of Section 8, Township 3 North, Range 8 E.W.M., described as follows:

Beginning at a point on the south line of the N.W. ¼ of the S.W. ¼ of the said Section 8 a distance of 619 3 feet east from the southwest corner of the N.W. ¼ of the S.W. ¼ of the said Section 8; thence north 42° 38' west to intersection with the west line of the said Section 8 to the center of the channel of Wind river; thence easterly following the center of the channel of Wind River to intersection with the east line of the N.W. ¼ of the S.W. ¼ of said Section 8; thence south to the southwest corner of the N.W. ¼ of the S.W. ¼ of said Section 8; thence west to the point of beginning.

Gary M. Martin, Skomana County Assurance of the N.W. Martin N.W. Martin

TOGETHER WITH an easement for a private road as now constructed leading from the above described real property to State Secondary Highway No. 8-G

Tax Parcel No. 03-08-08-3-0-0100-00

On April 2, 1996, GEORGIA DEAN NAIL died leaving a will devising her estate to her surviving spouse ERNEST NAIL. On July 27, 2001, GEORGE DAVID NAIL, son of GEORGIA DEAN NAIL and ERNEST NAIL, petitioned Skamania County Superior Court for an Order of Adjudication of Testacy and Heirship, under Cause No. 01-4-00011-9, requesting distribution of the estate of GEORGIA DEAN NAIL to her surviving spouse, ERNEST NAIL. On August 2, 2001,

AFN #2009172873 Page: 12 of 19

"Exhibit B"

Skamania County Superior Court Judge E. Thompson Reynolds ordered the Estate of GEORGIA DEAN NAIL to be distributed to the surviving spouse, ERNEST NAIL, and if, within four months of the order, no petition was filed seeking the admission of a will of GEORGIA DEAN NAIL for probate, nor contesting the adjudication of heirship, the adjudication shall become final and conclusive for all legal intents and purposes; and no petition seeking the admission of a will of the decident for probate, or contesting this adjudication of heirship, within four months of the order, was filed. The adjudication of the Estate of GEORGIA DEAN NAIL was re-opened on Inne Suly,

1. 2004 in order to transfer the real property to her spouse, ERNEST NAIL, as granted in the Adjudication of Testacy and Heirship. The Personal Representative's deed transferring the real property to ERNEST NAIL was recorded as Skamania County Document No. 2004 15.3752

This transfer with reserved life estate is done with the sole purpose of avoiding probate on the death of the Grantor and is not intended to convey any interest in the property to the Grantees during the Grantor's lifetime.

Dated this 157h day of Glady, 2004.

ERNEST NAIL, Grantor

STATE OF WASHINGTON )
) 88
County of Skamania )

On this day personally appeared before me ERNEST NAIL, to me known to be the individual described in and who executed the within and forgoing instrument, and acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 15th day of July 2004.

Notery Public
State of Westington
Kerl R. Fagement
MY COMMISSION EXPENS
AND 18, 2007

Notary Public in and for the
State of Washington
Commission expires 4 18-2004

K # 200415381 W 2 of 2 AFN #2009172873 Page: 14 of 19





(509) 427-5681 FAX (509) 427-5610

P.O. BOX 277 • 41 RUSSELL ST. STEVENSON, WASHINGTON 98648

## CONSUMER INFORMATION REPORT

PREPARED FOR:

Sharron Turner

DATE:

APRIL 23, 2009

COUNTY TAXPAYER:

Pensco Trust Company FBO Donald E. Nail

OWNER ADDRESS:

450 Sansome St. 14th FL, San Francisco, CA 94111

ASSESSED VALUES:

LAND:

63,500.00

IMP:

\$ 26,800.00

TOTAL:

90,300.00

2009 TAXES:

649.05

TAX PARCEL NO:

03-08-08-3-0-0300-00

SITUS ADDRESS:

52 Nail Road (As per assessor records / may not be accurate / no reliance should

BE PLACED ON THIS ADDRESS)

ENCLOSURES:

MAP AND VESTING DEED

PREPARED BY:

AFN #2009172873 Page: 15 of 19

Skamania County TaxSifter Property Assessment

http://skamaniawa.taxsifter.com/taxsifter/t-assessor.asp?pid=030808...



# **Skamania County Assessor**

**POB 790** Stevenson, WA 98648 Phone: (509) 427-3720



# Property Summary (Appraisal Details)

#### Parcel information

Parcel Number: 03080830030000

Map Number: U-RR-

Situs:

Legal:

00052 WAIL RD

1976 GOV 14x68 @66882

**Ownership Information** 

Current Owner:

Address:

City, State:

PENSCO TRUST COMPANY FBO DONALD E

NAIL

PENSCO, INC.

450 SANSOME ST. 14TH FL

SAN FRANCISCO CA

Zipcode: 94111-3306

#### Assessment Data

# Market Value 63,500

#### Taxable Value

Tax District: Land Use/DOR 11

Code:

Open Space:

Open Space Date:

Senior Exemption:

Deeded Acres: Last

Revaluation for Tax Year:

Total:

Land:

Imp:

Perm Crop:

26,800 90,300 Land: imp:

63,500 26,800

Perm Crop:

Total: 90,300

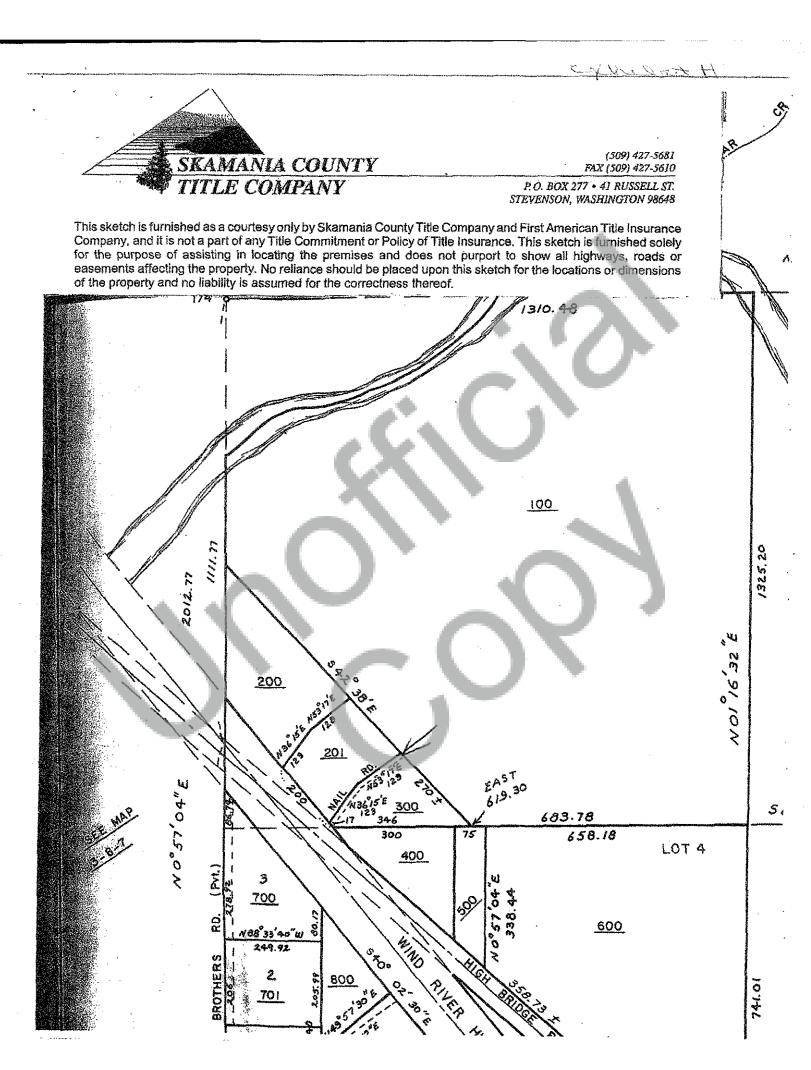
## Sales History

| Date       | Book & Page | # Parcels | Grantor                            | Grantee                                   | Price  |
|------------|-------------|-----------|------------------------------------|---|--------|
| 06-08-2005 | 2005-157728 | 1         | WASHINGTON MUTUAL<br>BANK          | PENSCO TRUST COMPANY<br>FBO DONALD E NAIL | 67,000 |
| 09-30-2004 | 2004-154678 | 1         | NORTHWEST TRUSTEE<br>SERVICES, INC | WASHINGTON MUTUAL<br>BANK                 | 80,643 |
| 01-21-1997 | 162/208     | 1         | MAC ARTHUR, JAMES F                | NAIL, WILLIAM R &                         | 000,00 |
| 06-14-1993 | 135/980     | . 1       | FORDE, CHARLES & JOAN              | MAC ARTHUR, JAMES F.                      | 53,900 |
| 07-28-1986 | 102/100     | 1         |                                    | •   | 8,300  |

## **Building Permits** NO ACTIVE PERMITS

# 5 Year Valuation Information

PermCrop Year **Billed Owner** Land lmpr. Total Exempt Taxable Value



AFN #2009172873 Page: 17 of 19

Atrolog

AFTER RECORDING MAIL TO:

Pensco Trust Company Custodian FBO Donald

Doc # 2005157728

Page 1 of 2
Date: 06/21/2005 09:02A
Filed by: SAMMILA COUNTY TITLE
Filed & Recorded in Official Records
of SAMMILA COUNTY
J. NICHES GREGISON
MUSTRE AUDITOR Fee: \$20.08

# Chicago Title Insurance Company

Filed for Record at Request of: Chicago Title Insurance Company Parcel No.: 03-08-08-3-0-0300-0 Abbreviated Legal: SW 1/4 SEC 8 T3N R8E

50x 27469

BARGAIN AND SALE DEED

#### THE GRANTOR(S)

Dated:

Washington Mutual Bank FSB

for and in consideration of Sixty Seven Thousand and 00/100 Dollars (\$67,000.00), in hand paid bargains, sells, and conveys to

Pensco Trust Company Custodian FBO Donald E Nall

the following described estate, situated in the County of Skamania, State of Washington:

SW 1/4 SEC 8 T3N R8E for complete legal description see attached Exhibit"A"

to Include a 1976 Governor manufactured home, model Governor, serial # G670142BG220510 which is affixed to the land and made a part hereof. 65

Assessor's Property Tax Parcel/Account Number: 03-08-08-3-0-0300-0

The Grantor(s) 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 coverant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will torever warrant and defend the said described real estate.

Washington Mutual Bank FSB REAL ESTATE EXCISE TAX 25010 JUN 2 1 2005 Aviva J. Bush, Vice President PAID \$1,025,10 Siden Lakeri DCDBALD STATE OF SKAMANIA COUNTY TREASURER COUNTY OF STEFFERSON I, DIANNE & DORRANGE Notary Public of the County and State first above written, do hereby certify that Arive I Bush, Vice President And Washington Mutual Bank FSB personally appeared before me this day and acknowledged the due execution of the foregoing instrument. my hand and officienseal, this the \_day of June, 2005. DIANNE B DORRANCE My Commission Expires: 4 Notary Public State of Colorado (SEAL)

Escrow No.: 203153ROC

LPB-15(I) 7/97

AFN #2009172873 Page: 18 of 19

EXHIBIT 'A'

A tract of land located in the Northwest Quarter of the Southwest Quarter of Section 8, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the intersection of the North line of Government Lot 4 of said Section 8 with the Easterly Right of Way line of the Wind River Highway as presently located and established; thence North 40°2-1/2' West 17 feet along said Easterly Right of Way line; thence North 36°15' East 123 feet; thence North 53°17' East 128 feet, more or less, to intersection with the Southwesterly line of a tract of land conveyed to Ernest J. Nail by Deed dated September 29, 1956, and recorded at Page 311 of Book 42 of Deeds, records of Skamania County, Washington; thence South 42°38' East 270 feet, more or less, to intersection with the North line of the said Government Lot 4; thence North 88°20' West 346 feet, more or less, along the North line of the said Government Lot 4 to the Point of Beginning.

Gary M. Wartin, Skamenia County Assessor Date 6/2/05 Parcel # 3-8-8-3-300

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| game 8.  | Vaca at my Or Standard  |
| Filed for Record of Request of   | AT EVE THE DEL SE THE   |
| Name .   | BRENTSHOE E OF LOAD - 79  |
| City and State   | BOOM SO BY TO THE MENT OF   |
| • I  | ear.es  |
| Statutory Wo   | promty Deed 467- 3-RIV  |
| THE GRANTORS EARL F. CALE and BE   | EATRICE B. GALE, husband and wife,  |
| for and in consideration of One Pollar,  | Love and Affection,   |
|  | MES E. GALE and JACQUELINE A. GALE,<br>humband and wife,  |
| the following described real entate, altested in the County :<br>Washington:   | of Skamania , State of  |
| A tract of land located in the North (NW: SW:) of Section 8, Township 3 follows:   | neest twarter of the Southeest Twarter<br>North, Range 8 E. W. M., described as   |
| said Section 8 with the easterly ris<br>way as presently located and establi-<br>feet along said easterly right of<br>feet; thence north 53° 17' east 128<br>with the southwesterly line of a tru-<br>by deed dated September 29, 1956, as<br>Deeds, Records of Skamania County, 1<br>270 feet, more or less.  | ir line; thence north 50° 15° east 123 feet, more or less, to intersection not of land convered to Exrmest J. Nail and recorded at page 311 of Book 42 of nashington; thence south 42° 34° cast tion with the north line of the said 20° west 346 feet, more or less, along to Lot 4 to the point of beginning; |
| SUBJECT TO an easement for a private<br>the above described tract granted to   | e road along the northwesterly line of<br>Euroest J. Nail aforesaid:  |
| AND SUBJECT TO an easement for an ed to Public Utility District No. 1  COpend this twenty-seventh day of   | iectric power transmission line grant— of Skamenia County.  October ,1965.  |
| 1804   | Fack & Hale (my)  |
| OCT 2 8 1965   | Pratrice B. Gold (mu)   |
| County of Skanania Sanan County Ironaus  |   |
| On this day personally appeared before me EARL   | F. GALE and REATRICE S. GALE, his wife,   |
| Sparry to be the individuals described in and they stand the same as man and possessions.  | who accounted the within and foregoing inacroment, and<br>their free and voluntary act and deed, for the  |
| GIVEN make my hand and affected and take 275k  | Carlot Otrober , 1965.  |
| 07 84511   | Know Public strong for the State of Westington,   |