

* Jackie Leighton
Ron Turner
171 Little Rock Creek Road
Cook, WA 98605

Recording requested by and when
recorded mail to: *

Wyers Haskell Davies & Dunn, PC
P.O. Box 417
Hood River, OR 97031

REAL ESTATE EXCISE TAX
N/A
FEB 23 2012
PAID Sec Wise # 28561 dtd 5/8/10
By deputy
SKAMANIA COUNTY TREASURER

ABBREV LEGAL DESCRIP:
Sec 11, T3N, R9E;
NW1/4, SE1/4 Sec 11, T3N, R9E; and
NE1/4, SW1/4 and North 1/2 of SE 1/4 SW 1/4, Sec 11, T3N, R9E

Assessor's Tax Parcel Number: 03-09-1130-0100/00
03-09-1130-0200/00

STATUTORY WARRANTY DEED

THE GRANTOR, Virginia M. Leighton, the unmarried widow of Edwin E. Leighton,

for and in consideration of: ~~\$250,000.00~~ Fulfillment of contract.
Recorded 5/18/10. AFN: 201015515. Ex#: 28561.
in hand paid, conveys and warrants to: Jackie A. Leighton and Ron Turner, wife and husband,

the following described real estate, situated in the County of Skamania, State of Washington, as specifically set forth on the attached Exhibit A.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 13, 2010, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest, or encumbrances arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE REAL PROPERTY THEY ARE ABOUT TO ACQUIRE LIES WITHIN ONE MILE OF THE PROPERTY BOUNDARY OF A FARM. THE FARM MAY GENERATE USUAL AND ORDINARY NOISE,

DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS, AND THESE PRACTICES ARE PROTECTED BY THE WASHINGTON RIGHT TO FARM ACT.

DATED: May 13, 20 10.

SELLER

Virginia M. Leighton
Virginia M. Leighton

STATE OF OREGON)
) ss.
County of Hood River)

I certify that I know or have satisfactory evidence that Virginia M. Leighton is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/13/10.

Leisa Bulick
Notary Public
My commission expires: 10/6/2011



Assessor's Tax Parcel Number: 03-09-1130-0100/00

Parcel 1:

Commencing at the center of Section Eleven (11), Township Three (3) North, Range Nine (9) East, W.M. thence West 75 feet, thence South 285 feet, thence East 75 feet, thence North 285 feet to the point of beginning.

Parcel 2:

A tract of land located in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 11, Township 3 North, Range 9 E.W.M., described as follows:

Beginning at a point on the quarter section line south 17.5 feet from the center of the said Section 11; thence south $87^{\circ} 41'$ east 491 feet to the center line of County Road No. 41 designated as the Cook-Underwood Road; thence South $63^{\circ} 02'$ West 550 feet, more or less, following the center line of said road to its intersection with the quarter section line aforesaid; thence North following said quarter section line 271 feet, more or less, to the point of beginning; said tract consisting of 1.527 acres, more or less.

Subject to the right of way for County Road No. 41 designated as the Cook-Underwood Road.

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Parcel 3:

The Northeast Quarter of the Southwest Quarter and the North Half of the Southeast Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 9 East of the W.M., **EXCEPT THE FOLLOWING DESCRIBED TRACTS OF LAND:**

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 11; thence East 213.3 feet; thence South $39^{\circ} 53'$ East 228 feet; thence South 51° East 400 feet to the East line of the West Half of the Northeast Quarter of the Southwest Quarter of said Section 11; thence South on said East line to the South line of said Northeast Quarter of the Southwest Quarter; thence West to the Southwest corner of said Northeast Quarter of said Southwest Quarter of said Section 11; thence North along the West line of said Southwest Quarter to the point of beginning;

The Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 9 East of the W.M.;

The North Half of the NW 1/4 of the SE 1/4 of the SW 1/4 of said Sec. 11;

The South Half of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 11;

That portion of said premises conveyed to Skamania County for county road purposes by instrument filed in Book 74 of Deeds at Page 468, records of Skamania County, Washington.

Lots 2, 3 and 4 of Leighton Short Plat, recorded in Book 3, Page 279, records of Skamania County, Washington

Skamania County Assessor
Date 2-23-12 Parcel 3-9-11-3-100
(NW) 3-9-11-3-200