

**When recorded return to:**  
Paul Zuelke and Betty Zuelke  
2030 Tanner Creek Lane  
West Linn, OR 97068

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

1499 SE Tech Center Place, Suite 100  
Vancouver, WA 98683

Escrow No.: 622-53888

**STATUTORY WARRANTY DEED**

144192

THE GRANTOR(S) Roger M. Christal and Lori J. Christal, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Paul D. and Elizabeth A. Zuelke, Trustees of the Paul D. and Elizabeth A. Zuelke Revocable Living Trust, dated 3-19-01 the following described real estate, situated in the County of Skamania, State of Washington:

See Attached Exhibit A

Abbreviated Legal: (Required if full legal not inserted above.)

SW 1/4 Section 26, T2M R5Eum

Tax Parcel Number(s): 02052600140000

Dated: August 21, 2013

**REAL ESTATE EXCISE TAX**

30266

SEP - 3, 2013

PAID \$1,917.50

*Audrey Johnson*  
SKAMANIA COUNTY TREASURER

*Roger M. Christal*  
\_\_\_\_\_  
Roger M. Christal

*Lori Christal*  
\_\_\_\_\_  
Lori J. Christal

**STATUTORY WARRANTY DEED**

(continued)

**EXHIBIT "A"**

Beginning at a point on the section line between Sections 26 and 27, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, which point is 992.6 feet South of the quarter section corner common to Sections 26 and 27; running thence South 67 degrees 53 minutes East, 307.5 feet to a point on the meander line of the Washougal River, which is also the Northeasterly corner of the tract of land conveyed to Millard E. Christal et ux by deed recorded July 21, 1952 in Book 35 on page 328 of the Deed Records of Skamania County, Washington, and which is the true place of beginning; running thence North 67 degrees 53 minutes West, 307.5 feet to a point which is also the Northwesterly corner of the said Christal tract; running thence Northerly to a point which is 77.2 feet South 67 degrees 53 minutes East of a point on the section line between Sections 26 and 27, which is 792.6 feet South of the quarter section corner common to Sections 26 and 27; running thence South 67 degrees 53 minutes East along the Southerly line of the tract of land conveyed to Raymond A. Montgomery at et ux by deed recorded July 21, 1952, in Book 35 on page 330 of the Deed Records of Skamania County, Washington to a point on the meander line of the Washougal River; running thence Southerly along the meander line of the Washougal River to the True Place of Beginning.

Skamania County Assessor  
Date 9-3-13 Per # 2526-1400

**STATUTORY WARRANTY DEED**  
(continued)

**SUBJECT TO:**

Taxes and Assessments as they become due and payable.

**EASEMENT and the terms and conditions thereof:**

Purpose: Bridge and transmission lines  
Area Affected: Said premises  
Auditor's File No: Book Y, page 220

**EASEMENT and the terms and conditions thereof:**

Grantee: Northwestern Electric Company, a Washington corporation  
Purpose: Electric transmission and distribution  
Area Affected: Blanket area  
Recorded: September 4, 1940  
Auditor's File No: 29323, Book 28, page 139

**AGREEMENT and the terms and conditions thereof:**

Regarding: Road Maintenance Agreement  
Recorded: September 21, 1983  
Auditor's File No: 96413, Book 82, page 701

**AGREEMENT and the terms and conditions thereof:**

Regarding: Road Maintenance Agreement  
Recorded: July 22, 1999  
Auditor's File No: 135796, Book 191, page 627

**MATTERS SET FORTH BY SURVEY:**

Recorded: April 1, 1988  
Book / Page Of Surveys: 2 / 283

**MATTERS SET FORTH BY SURVEY:**

Book / Page Of Surveys: 2 / 256

ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION of the land described herein, due to the shift or change in the course of the Washougal River.

RIGHTS AND EASEMENTS of the public for commerce, navigation, recreation and fisheries.

ANY RESTRICTIONS on the use of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

**MATTERS SET FORTH BY SURVEY:**


Recorded: August 4, 2010  
Auditor's File No: 2010176097

STATUTORY WARRANTY DEED  
(continued)

State of WA  
County of Clark

I certify that I know or have satisfactory evidence that Roger M. Christal and Lori J. Christal are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/29/13

  
Name: Mark V. Korpela  
Notary Public in and for the State of WA  
Residing at: Woodland  
My appointment expires: 2-28-17



Unofficial Copy