

After recording, mail to:

Roger D. Knapp
430 NE Everett
Camas, WA 98607

REAL ESTATE EXCISE TAX

30535

FEB 13, 2014

PAID Exempt
Audrey Phin Deputy
SKAMANIA COUNTY CLERK

PERSONAL REPRESENTATIVE'S DEED

Grantor: Leonard A. Compher, Personal Representative
Grantee: Leonard A. Compher, a married man as his separate estate
Legal description (abbreviated): NW ¼ NE ¼ SEC 19 T2NR5E
Assessor's Tax Parcel ID#: 02051900010000 *PTN of*

THE GRANTOR, LEONARD A. COMPHER, Personal Representative of the Estate of Lillian Victoria Compher, deceased, in distribution of the assets of said estate, conveys and quit claims to LEONARD A. COMPHER, a married man as his separate estate, all right, title, and interest in and to the following described real property situate in the County of Skamania, State of Washington:

County of Skamania, State of Washington

Attached hereto as Exhibit "A"

Lillian Victoria Compher died testate on September 14, 1993. Leonard A. Compher is the duly appointed, qualified, and acting Personal Representative of her estate, which is Probate Cause No. 14-4-00002-1 in the Superior Court of Skamania County, Washington.

This Deed is given pursuant to an Order entered in said proceedings on January 30, 2014.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand this 10 day of February, 2014.

Leonard A. Compher

Leonard A. Compher, Personal Representative
of the Estate of Lillian Victoria Compher, deceased

STATE OF WASHINGTON)
)ss:
COUNTY OF CLARK)

This is to certify that on the 10 day of February, 2014, before me, personally appeared Leonard A. Compher, Personal Representative of the Estate of Lillian Victoria Compher, deceased, to me known to be the individual who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed for the purposes therein mentioned.

WITNESS my hand and affixed my official seal the day and year in the certificate first above written.



Matt Shifton

Notary Public in and for the State of
Washington, residing at Renton
My commission expires: 10/19/17

EXHIBIT "A"

**LEGAL DESCRIPTION
LOT 3**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 19; THENCE SOUTH 01°47'52" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 440.20 FEET TO THE NORTHWEST CORNER THAT CERTAIN DEED OF PERSONAL REPRESENTATIVE, RECORDED IN BOOK 173, PAGE 900, SKAMANIA COUNTY RECORDS, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN LIFE ESTATE TO WILFRED S. COMPHER; THENCE SOUTH 89°55'00" EAST, ALONG THE NORTH LINE OF AFORESAID TRACT, A DISTANCE OF 579.25 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN LIFE ESTATE TO WILFRED S. COMPHER, LAST SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND BEING HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89°55'00" EAST ALONG AFORESAID LAST LINE, A DISTANCE OF 228.98 FEET; THENCE SOUTH 01°17'24" WEST, 865.65 FEET, TO A POINT ON THE SOUTH LINE OF AFORESAID TRACT; THENCE NORTH 89°39'11" WEST ALONG THE SOUTH LINE OF AFORESAID TRACT, A DISTANCE OF 305.80 FEET; THENCE NORTH 01°47'23" EAST, 459.29 FEET; THENCE SOUTH 89°55'00" EAST, 69.25 FEET; THENCE NORTH 01°47'52" EAST, 405.15 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 5.35 +/- ACRES

Skamania County Assessor
Date 2/13/14 Parcel# T2N.5 R5E.02051900010000
CS



**A PORTION OF THE NW 1/4 OF THE NE 1/4
SECTION 19, T.2N., R.5E., W.M.
COUNTY OF SKAMANIA, STATE OF WASHINGTON**



Klein & Associates, Inc.

ENGINEERING • LAND SURVEYING • PLANNING

1411 13th St. Hood River, OR 97031

Tel: (541)386-3322

Info@kleinassocinc.com

PROJECT: 13-11-10
FILE No: 131110.dwg
FILE PATH: \\KLEIN-SURV\Projects\2013\131110.dwg
LAYOUT: JMK
SURVEYED: N/A
DESIGN: JMK
DRAFT: GD
APPROVE: JMK
DATE: 12 /03 /2013
SHEET: 1 OF 1 SHEETS

EXHIBIT "A"

TOGETHER WITH AND SUBJECT TO:

LEGAL DESCRIPTION 30.00 FOOT ACCESS & UTILITY EASEMENT

A STRIP OF LAND 30.00 FEET WIDE, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON; SAID STRIP OF LAND LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19; THENCE SOUTH 01°47'52" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 917.84 FEET TO A POINT 15.00 FEET NORTH OF THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED OF PERSONAL REPRESENTATIVE, RECORDED IN BOOK 173, PAGE 900, SKAMANIA COUNTY RECORDS; THENCE SOUTH 89°39'11" EAST PARALLEL WITH AND 15.00 FEET NORTH OF THE SOUTH LINE OF THE AFORESAID TRACT, A DISTANCE OF 84.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SKYE ROAD, LAST SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89°39'11" EAST PARALLEL WITH AND 15.00 FEET NORTH OF THE SOUTH LINE OF THE AFORESAID TRACT, A DISTANCE OF 833.46 FEET; THENCE NORTH 01°17'18" EAST 113.96 FEET TO A POINT ON A TANGENT CURVE CONCAVED EASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 89°16'56", AN ARC LENGTH OF 272.70 FEET, A CHORD THAT BEARS NORTH 45°55'46" EAST, A CHORD DISTANCE OF 245.93 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID TRACT WHICH LAST SAID POINT BEARS NORTH 01°17'18" EAST, 301.11 FEET FROM THE SOUTHEAST CORNER OF THE AFORESAID TRACT, ALSO BEING THE TERMINUS OF THIS DESCRIPTION.

THE SIDELINES OF SAID STRIP OF LAND TO BE LENGTHENED OR SHORTENED AS NECESSARY TO INTERSECT THE EASTERLY RIGHT-OF-WAY OF SKYE ROAD AND THE EASTERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED OF PERSONAL REPRESENTATIVE, RECORDED IN BOOK 173, PAGE 900, SKAMANIA COUNTY RECORDS

UNNOTED COPY



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SHEET:	1 OF 1 SHEETS