

After recording, return to:

Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31279
JUN - 8 2015

PAID \$999.50
Nickel Chelland, Treasurer
SKAMANIA COUNTY TREASURER

Tax Lot 03-10-0300-0100/00; 03-10-0200-200/00 Sections 2&3, T3N, R10E, W.M.
REK AFN#2014001703; Excise Aff 30885

Space Above for Recording Information Only

AMENDMENT TO REAL ESTATE CONTRACT

PARTIES: Desmond E. Verley and Sheryl J. Verley, husband and wife, hereinafter GRANTOR; and

Ryan Hamilton and Holly Hamilton, husband and wife, hereinafter "GRANTEE".

RECITALS:

- A. GRANTOR is the owner of certain real property located in Skamania County, Washington legally described and depicted on the attached Exhibit "A".
- B. GRANTEE is the contract purchaser of certain real property located in Skamania County, Washington pursuant to a Real Estate Contract executed with Grantor and recorded October 6, 2014 under Auditor's File No. 2014001703, for real property legally described on the attached Exhibit "B".
- C. The two properties share a common boundary.
- D. GRANTEE wishes to purchase an additional 2.6 plus acres from GRANTOR. GRANTOR has agreed to adjust the property boundary between the referenced parcels to accommodate the additional acreage and execute this Amendment to Real Estate Contract. The parties have agreed the consideration for said transfer shall be \$65,000.00 and the parties wish to amend their Real Estate Contract to include the additional land for purchase and adjust the purchase price and payments.

E. It is the intention of the parties that these Recitals be and are a part of this Agreement.

AGREEMENT:

1. GRANTOR and GRANTEE agree that the Real Estate Contract dated October 6, 2014, and recorded October 6, 2014 under Skamania County Auditor's File No. 2014001703 with Desmond E. Verley and Sheryl J. Verley, husband and wife as Sellers, and Ryan Hamilton and Holly Hamilton, husband and wife, as Purchasers is amended as follows:

a. The Legal Description for the Property in Paragraph 4(a) shall hereafter be legally described on the attached Exhibit "C". Grantors continue to reserve an easement for the benefit of the remainder of Grantors' retained property legally described on the attached Exhibit "D."

b. The Purchase Price for the Property in Paragraph 5 shall hereafter be increased by the amount of \$65,000.00, so that the Contract Balance is \$140,000, plus all accrued interest, less any principal payments made to date. Payments beginning on the next regular payment date shall be the amount of \$963.05, and the same payment will be made each month until payment in full on the Contract.

2. Except as altered herein, the terms of the subject Real Estate Contract shall remain in full force and effect.

3. A drawing of the revised Property lines is contained in the attached Exhibit "E", incorporated by reference herein.

June 5, 2015
Date

06/05/2015
Date

6/5/15
Date

6/5/15
Date

Desmond E. Verley
Desmond E. Verley

Sheryl J. Verley
Sheryl J. Verley

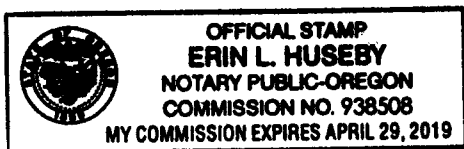
Ryan Hamilton
Ryan Hamilton

Holly Hamilton
Holly Hamilton

STATE OF ~~WASHINGTON~~ ^{Oregon})
) ss.
County of ~~Skamania~~ ^{Hood River})

I certify that I know or have satisfactory evidence that Desmond E. Verley and Sheryl J. Verley 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 the instrument.

DATED: June 5th, 2015.

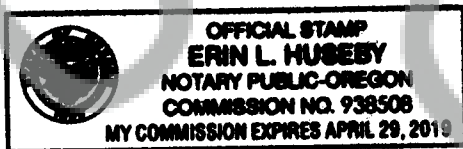


Erin L. Huseby
NOTARY PUBLIC for the State of ~~Washington~~ ^{Oregon},
Residing in the County of ~~Skamania~~ ^{Hood River}
My Commission Expires: April 29

STATE OF ~~WASHINGTON~~ ^{Oregon})
) ss.
County of ~~Skamania~~ ^{Hood River})

I certify that I know or have satisfactory evidence that Ryan Hamilton and Holly Hamilton 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 the instrument.

DATED: June 5th, 2015.



Erin L. Huseby
NOTARY PUBLIC for the State of ~~Washington~~ ^{Oregon},
Residing in the County of ~~Skamania~~ ^{Hood River}
My Commission Expires: April 29, 2019

EXHIBIT "A"

A tract of land lying in Government Lot 1, Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Section 3; thence along the East line of said Section 3, South $01^{\circ}43'35''$ East 283.86 feet to the Northeast corner of that tract of land described in Auditor's File No.20140017179, Deed Records of Skamania County; thence leaving said East line along the North line of said tract of land, North $89^{\circ}41'03''$ West 298.10 feet to the Northwest corner of said tract of land; thence along the West line of said tract of land, South $00^{\circ}14'59''$ West 344.44 feet to the Southwest corner of said tract of land and intersection with the North line of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along said North line, North $89^{\circ}36'55''$ West 19.77 feet to the Northeast corner of that tract of land described in Book 144, Page 816, Deed Records of Skamania County; thence along the North line of said tract of land, North $89^{\circ}30'24''$ West 380.31 feet to the Northwest corner of said tract of land; thence along the West line of said tract of land, South $06^{\circ}34'23''$ West 656.76 feet to the Southwest corner of said tract of land and intersection with South line of said Government Lot 1; thence along said South line, North $89^{\circ}05'07''$ West 506.96 feet to the Southwest corner of said Government Lot 1; thence the West line of said Government Lot 1, North $01^{\circ}33'53''$ West 1,275.15 feet to the Northwest corner of said Government Lot 1 and North line of said Section 3; thence along said North line, South $89^{\circ}41'03''$ East 1,308.03 feet to the point of beginning.

Contains 24.71 acres, more or less.

Excepting therefrom any portion of the above described tract of land lying within Public or County Road rights-of-way of Record.

Planning Department - BLA Approved By:

DC
6/18/15

EXHIBIT "B"

A tract of land lying in Government Lot 4 of Section 2 and Government 1 of Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Section 2; thence along the North line of said Section 2, South $89^{\circ}47'01''$ East 740.00 feet; thence leaving said North line parallel with the West line of said Section 2, South $01^{\circ}43'35''$ East 632.62 feet to the true point of beginning of this description; thence North $89^{\circ}29'42''$ West 740.14 feet to the Northeast corner of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along the North line of said tract of land, North $89^{\circ}36'55''$ West 310.00 feet; thence leaving said North line, North $00^{\circ}14'59''$ East 344.44 feet; thence South $89^{\circ}41'03''$ East 298.10 feet to the intersection with said West line; thence along said West line, South $01^{\circ}43'35''$ East 305.00 feet; thence South $89^{\circ}29'42''$ East 740.14 feet; thence South $01^{\circ}43'35''$ East 40.03 feet to the true point of beginning of this description.

Subject to an easement for ingress, egress and utilities over the south 40.00 feet of even width.

~~Planning Department - BLA Approved By~~ 6/8/15 @

EXHIBIT "C"

A tract of land lying in Government Lot 4 of Section 2 and Government Lot 1 of Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Section 2; thence along the North line of said Section 2, South 89°47'01" East 740.00 feet; thence leaving said North line parallel with the West line of said Section 2, South 01°43'35" East 632.62 feet to the true point of beginning of this description; thence North 89°29'42" West 740.14 feet to the Northwest corner of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°36'55" West 329.77 feet to the Northwest corner of said tract of land and Northeast corner of that tract of land described in Book 144, Page 816, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°30'24" West 30.23 feet; thence leaving said North line, North 00°14'59" East 628.00 feet, more or less, to the intersection with the North line of said Section 3; thence along said North line, South 89°41'03" East 338.31 feet to the Northeast corner of said Section 3; thence along the East line of said Section 3, South 01°43'35" East 588.86 feet; thence leaving said East line, South 89°29'42" East 710.14 feet; thence South 01°43'35" East 40.03 feet to the true point of beginning of this description.

Contains 5.716 acres, more or less.

Grantors reserving an easement for ingress, egress and utilities over the south 40.00 feet of even width of the above described property for the benefit of Grantor's retained property legally described on the attached Exhibit "D", allowing future development and short platting of the same, including residential construction.

2.63 acres is being adjusted from Tax Parcel 03100300010000 into Tax Parcel 03100200020000. It is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Planning Department - ELA Approved For
6/8/15

EXHIBIT "D"

LEGAL DESCRIPTION
for
Tax Parcel 03-10-0300-0100/00

Real Property of Seller benefitted by easement retained

A tract of land lying in Government Lot 1, Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Section 3; thence along the East line of said Section 3, South 01°43'35" East 283.86 feet to the Northeast corner of that tract of land described in Auditor's File No. 20140017179, Deed Records of Skamania County; thence leaving said East line along the North line of said tract of land, North 89°41'03" West 298.10 feet to the Northwest corner of said tract of land; thence along the West line of said tract of land, South 00°14'59" West 344.44 feet to the Southwest corner of said tract of land and intersection with the North line of that tract of land described in Book 109, Page 841, Deed Records of Skamania County; thence along said North line, North 89°36'55" West 19.77 feet to the Northeast corner of that tract of land described in Book 144, Page 816, Deed Records of Skamania County; thence along the North line of said tract of land, North 89°30'24" West 380.31 feet to the Northwest corner of said tract of land; thence along the West line of said tract of land, South 06°34'23" West 656.76 feet to the Southwest corner of said tract of land and intersection with South line of said Government Lot 1; thence along said South line, North 89°05'07" West 506.96 feet to the Southwest corner of said Government Lot 1; thence the West line of said Government Lot 1, North 01°33'53" West 1,275.15 feet to the Northwest corner of said Government Lot 1 and North line of said Section 3; thence along said North line, South 89°41'03" East 1,308.03 feet to the point of beginning.

Except that land otherwise conveyed herein.

~~Skamania Department - BIA Approved By~~
DC 6/8/15

Skamania County Assessor
Date 6-8-15 Parcel# 3-10-3-100
③ 3-10-3-200

