

FILED FOR RECORD AT THE REQUEST OF,  
AND WHEN RECORDED RETURN TO:

Erikson & Associates, PLLC  
110 West 13<sup>th</sup> Street  
Vancouver, WA 98660-2904

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
\$1404  
JUN 21 2016

PAID 1,611.50  
CA deputy  
SKAMANIA COUNTY TREASURER

## STATUTORY BARGAIN AND SALE DEED

Grantor: Justin M. Nelson  
Grantee: Skamania County, Washington  
Legal Description: Lot 201, S-9, T1N, R5E, W.M.  
Assessor's Tax Parcel: 01050900020100  
G.S.

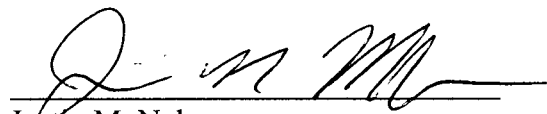
The grantor, Justin M. Nelson, for and in consideration of One Hundred Five Thousand and 00/100's Dollars (\$105,000.00) in hand paid, bargains, sells, and conveys to Skamania County, Washington, the following described real estate situated in the County of Skamania, State of Washington:

As described in Exhibit A annexed hereto and incorporated herein by this reference.

Subject to claims of the Washington Department of Ecology as provided in *Early Notice Letter Regarding the Release of Hazardous Substances at the Canyon Street Landfill Site* (ERTS #652514), and without right of contribution from grantor under federal or state environmental laws including, without limitation, the *Model Toxics Control Act*, Chapter 70.105D RCW, and the *Comprehensive Environmental Response Compensation and Liability Act*, 42 U.S.C. §9601, *et seq.*

DATED this 11 day of June, 2016.

By:

  
Justin M. Nelson

MOSS0201.D01.wpd

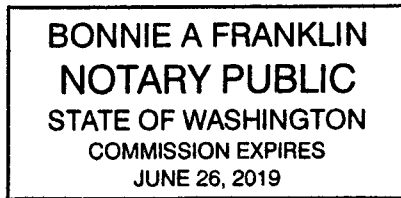
**NELSON / SKAMANIA COUNTY  
STATUTORY BARGAIN AND SALE DEED - 1**

ERIKSON & ASSOCIATES, PLLC  
ATTORNEYS AT LAW  
110 West 13<sup>th</sup> Street  
Vancouver, WA 98660-2904  
(360) 696-1012

STATE OF WASHINGTON )  
County of Clark ) ss.  
County of ~~Skamania~~ )

I certify that I know or have satisfactory evidence that Justin M. Nelson signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 11, 2016



Bonnie A. Franklin  
Notary Public, in and for the State of Washington,  
residing at Vancouver, WA.  
My appointment expires: June 26, 2019.

## Exhibit A

## PARCEL I

All that portion of the following described property lying Northwesterly of the South right of way line of Mt. Pleasant Road.

The North half of the Northeast quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT that portion thereof conveyed to Skamania County by deed dated September 16, 1953 and recorded September 21, 1953, in Book 37 of Deeds, page 200, under Auditor's File No. 46002 and

ALSO EXCEPT that portion thereof conveyed to William E. Smith by deed dated April 14, 1949 and recorded June 9, 1949, under Auditor's File No. 39344, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to Skamania County, Washington, by Deeds recorded under Book 50, page 295 and Book 74, page 777, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to the State of Washington, by Deed recorded under Book "Z", page 482, records of Skamania County, Washington.

## PARCEL II

COMMENCING at the Northwest corner of the Northeast quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence East 330 feet; thence South 220 feet; thence West 330 feet to the West line of the Northeast quarter of Section 9; thence North along said West line 220 feet to the Point of Beginning.

## PARCEL III

A tract of land located in a portion of Lot 4 of the George Elkins Short Plat No. 3, according to the Plat thereof, recorded in Book 3 of Short Plats, page 240, records of Skamania County, Washington, in a portion of the Southeast quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast quarter of said Section 4;

THENCE South  $88^{\circ}58'05''$  East, along the South line of said Southeast quarter for a distance of 216.55 feet to a point on the Easterly right of way line of State Route 140;

THENCE along said Easterly right of way line, along the arc of a 612.96 foot radius non-tangent curve to the left for an arc distance of 119.50 feet through a central angle of  $11^{\circ}10'14''$ , the radius of which bears North  $39^{\circ}53'56''$  West, the long chord of which bears North  $44^{\circ}30'57''$  East for a chord distance of 119.32 feet;

THENCE South  $51^{\circ}04'11''$  East, for a distance of 30.00 feet;

THENCE leaving said Easterly right of way line, South  $05^{\circ}23'23''$  East, for a distance of 68.57 feet to a point on the South line of said Southeast quarter;

THENCE North  $88^{\circ}58'05''$  West, along the North line of said Southeast quarter for a distance of 330.00 feet to the Point of Beginning.

Skamania County Assessor  
Date 6/21/16 Parcel# 1-5-9-201 G.S.  
Skamania County Assessor  
Date 3/2/07 Parcel# 1-5-9-201 G.S.