

After Recording Mail to:

Lanz & Trummel, PLLC

PO Box 1116

White Salmon, WA 98672

Document Title:

Statutory Warranty Deed

Reference Number(s) of Documents Assigned or Released:

Not Applicable

Grantor(s) (Last name first, then first name and initials):

MILDRED BOUCHER

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32328
DEC 27 2016

PAID

\$ 1,529.50

Audrey P. P. Deputy
SKAMANIA COUNTY TREASURER

Grantee(S) (Last name first, then first name and initials):

Frank G. Webster and Amy M. White

Abbreviated Legal Description(s):

See Exhibit 1

Assessor's Property Tax Parcel / Account Numbers(s):

03093421020000

②

STATUTORY WARRANTY DEED

MILDRED BOUCHER, a widow (hereinafter collectively referred to as "Grantor"), in consideration of a boundary line adjustment, convey and warrants to FRANK G. WEBSTER and AMY M. WHITE, husband and wife, (hereinafter collectively referred to as "Grantee"), that certain real property, situated in the County of Skamania, State of Washington, including any after acquired title, and more particularly described in the Legal Description attached hereto as Exhibit 1, (APN 03093421020000), and by this reference incorporated herein;

AND Reserving unto the Grantor, appurtenant to and for the benefit of the Grantor's retained property described in Exhibit 2, a Non-Exclusive Easement for ingress and egress and utilities as described in Exhibit 3;

AND Together with a Non-Exclusive Easement for Parking, described as the North 30 feet of the westerly 48 feet of the parcel described in Exhibit 2 of this deed, less the North 6 feet, which is an access easement;

AND Together with a Non-Exclusive Easement for ingress and egress and utilities, over the North 6 feet of Grantor's retained property, which is described in Exhibit 2;

The purpose of this deed is to convey title and affect a boundary line adjustment between adjoining parcels of land; as applied for and approved by Skamania County Planning Department under their file number NSA15-29 and NSA15-29-L1.

WITNESS Grantor's hand this 21 day of December, 2016

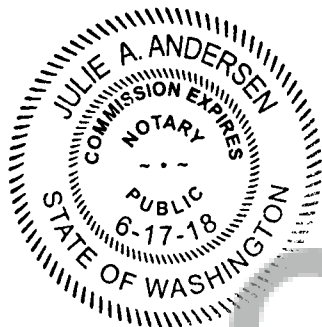
Mildred Boucher by Attorney in fact Nancy Boucher-Elwood
Mildred Boucher, by her attorney in fact, Nancy Boucher-Elwood

STATE OF WASHINGTON)

County of Skamania) ss.
~~Klickitat~~

On this 21 day of December, 2016, before me personally appeared, Nancy Elwood-Boucher, to me known to be the Attorney in fact for Mildred Boucher, that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act for the uses and purposes therein mentioned and on oath stated she was authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.



Julie A. Andersen
Name Julie A. Andersen
Notary Public in and for the
State of Washington, residing at
Carson, Washington
My commission expires June 17, 2018

Unofficial Copy

EXHIBIT 1: LEGAL DESCRIPTION
Adjusted Parcel 03093421020000 ("A")

A tract of land located in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 3 North; Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

All that real property described in Deed filed in Book 118, Page 21, Skamania County:

Parcel 1: The easterly 8.6 feet of Lot 5, and all of Lots 6 through 14 of Block 6, of the TOWNSITE OF COOKS.

Parcel 2: All of Block 7, TOWNSITE OF COOKS, excepting the following: Lot 1; that portion of Lots 2 through 8 lying southerly of a line 85 feet distant from and parallel with the south line of the said Block 7, and Lots 9 through 12 of said Block 7.

Parcel 3: A tract of land located in the SW quarter of the SE quarter of Section 27, Township 3 North, Range 9 East., W.M., more particularly described as follows: Beginning at a point on the south line of the said Sec. 27 W 243 feet from the SE corner of the SW quarter of the SE quarter of the said Sec. 27; thence N 23 deg. 08 min. W 44 ft.; thence N 28 deg. E 209 ft. to intersection with the Taylor & Graves Rd.; thence westerly following said road 471 ft. to a point parallel and in line with the east line of the parkway bordering on the west side of the former school district grounds; thence S 23 deg., 08 min. E 80 ft. to the S line of the said Sec. 27, said point being the northwest corner of the said school district grounds; thence E 207 ft. more or less to POB.

Parcel 4: A tract of land located in the Southwest Quarter of the Southeast Quarter of Section 27, Township 3 North, Range 9 E., W.M., Skamania County, Washington, more particularly described as follows: Beginning on the section line between Sections 27 and 34, Township 3 N, Range 9 E., W.M., said point being the southeast corner of Lot 15 of Block 6 of the TOWNSITE OF COOKS according to the official plat thereof, and 539.3 ft., more or less, N 88 deg. 44 min. W of the Southeast corner of the Southwest Quarter of the Southeast Quarter of the said Section 27; thence South 88 deg. 44 min. E 78.8 ft., more or less, along the South line of the said Section 27 to the northwest corner of Lot 14 of Block 7 of the TOWNSITE OF COOKS aforesaid; thence North 23 deg. 08 min. West 32.6 ft.; thence South 66 deg. 52 min. West 73.6 ft., more or less, to the point of beginning.

TOGETHER WITH all water rights and personal property attendant thereto.

AND ALSO:

The West 31.7 feet of that area in Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks South of a line 85 feet North of and parallel to the South lines of said Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks.

AND ALSO:

That area in Lot 1 of Block 7, Townsite of Cooks North of a line 85 feet North of and parallel to the South lines of said Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks.

LESS:

All that area in Lots 2,3,4,5,6 & 7, Block 7, Townsite of Cooks North of a line 85 feet North and parallel to the South lines of said Lots 2,3,4,5,6 & 7, Block 7, Townsite of Cooks, laying East of a line that is parallel and East of the West line of said Lot 1, a distance of 27.3 feet.

LESS:

All that area in Lot 13, Block 7, Townsite of Cooks laying East of a line that is parallel and East of the West line of said Lot 13, a distance of 27.3 feet.

LESS:

A tract of land located in the Southwest quarter of the Southeast quarter of Section 27, Township 3 North, Range 9 East, W.M., more particularly described as follows: Beginning at a point on the south line of the said Section 27 which is West, 243 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of the said Section 27; thence N 23 08'00" W, a distance of 44 feet; thence Southwesterly a distance of 110 feet, more or less to the Easternmost corner of Lot 14, Block 7, Townsite of Cooks; thence East along the North line of the Plat of Cooks, 120.6 feet to the Point of Beginning.

Planning Department - BLA Approved By: *Charles B. [Signature]* 12/27/16

Skamania County Assessor
Date 12/27/16 Parcel# 3-9-34-2-1-200

EXHIBIT 2

Legal Description
Adjusted Parcel 03093421020100 ("B")

A tract of land located in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 3 North; Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

All that real property described in Quit Claim Deed filed in Book 65, Page 619, Skamania County:

All that area in Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks South of a line 85 feet North of and parallel to the South lines of said Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks.

AND ALSO:

All that area in Lots 2,3,4,5,6,7 & 8 of Block 7, Townsite of Cooks North of a line 85 feet North and parallel to the South lines of said Lots 2,3,4,5, 6,7 & 8 of Block 7, Townsite of Cooks.

AND ALSO:

All that area in Lot 13, Block 7, Townsite of Cooks laying East of a line that is parallel and East of the West line of said Lot 13, a distance of 27.3 feet.

AND ALSO:

A tract of land located in the Southwest quarter of the Southeast quarter of Section 27, Township 3 North, Range 9 East, W.M., more particularly described as follows: Beginning at a point on the south line of the said Section 27 which is West, 243 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of the said Section 27; thence N 23 08'00" W, a distance of 44 feet; thence Southwesterly a distance of 110 feet, more or less to the Easternmost corner of Lot 14, Block 7, Townsite of Cooks; thence East, 120.6 feet to the Point of Beginning.

LESS:

The West 27.3 feet of that area in Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks


Planning Department - BLA Approved by:  12/27/16

EXHIBIT 3

A 14' (fourteen foot) Easement for ingress, egress & utilities, laying North of the following described centerline:

Commencing at a point on the south line of the said Section 27 which is West, 243 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of the said Section 27; thence North $23^{\circ}5'18''$ West, a distance of 44 feet; thence Southwesterly a distance of 110 feet, more or less to the Easternmost corner of Lot 14, Block 7, Townsite of Cooks; thence South $66^{\circ}44'52''$ West along the South line of said Lot 14, a distance of 60.72 feet to the True Point of Beginning;

Thence Northeasterly along the following courses:

Along the South line of said Lot 14, North $66^{\circ}44'52''$ East, a distance of 60.72 feet;
thence North $69^{\circ}49'10''$ East, a distance of 109.97 feet;
thence North $67^{\circ}29'38''$ East, a distance of 209.00 feet, more or less, to the end of said centerline and the intersection of Jackman Road .