

When recorded return to:

**Benjamin David Leslie**  
502 Linda Lane  
Washougal, WA 98671

**STATUTORY WARRANTY DEED**  
(Fulfillment)

THE GRANTOR **Gerald W. Harteloo and Linda K. Harteloo, husband and wife**  
for and in consideration of **Fulfillment of Real Estate Contract**  
in hand paid, conveys, and warrants to **Benjamin David Leslie, as his separate estate**

the following described real estate, situated in the County of Skamania, State of Washington:

**SEE ATTACHED EXHIBIT "A"**

Abbreviated Legal: **PTN SEC 20, T2N, R5EWM**

Tax Parcel Number(s): **02 05 20 0 0 1500 00, 02 05 20 0 0 1500 06, 02 05 20 0 0 0800 00, 02 05 20 0 0 0800 06**

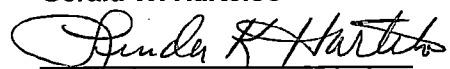
**SUBJECT TO** covenants, conditions, restrictions, reservations, easement and agreement of record, if any.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated the **March 12, 2018** and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on 10/12/2017,  
receipt number 32852

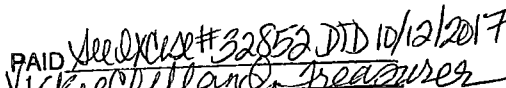
Dated: **March 13, 2018**

  
**Gerald W. Harteloo**

  
**Linda K. Harteloo**

**SKAMANIA COUNTY**  
**REAL ESTATE EXCISE TAX**

N/A  
**MAR 22 2018**

PAID  #32852 DID 10/12/2017  
**SKAMANIA COUNTY TREASURER**

STATE OF WASHINGTON

ss.

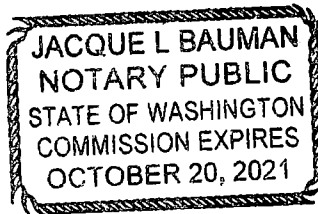
COUNTY OF

CLARK

I certify that I know or have satisfactory evidence that **Gerald W. Harteloo and Linda K. Harteloo** are the person(s) who appeared before me, and said person(s) 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: **3/12/2018**

  
**Jacque L. Bauman**  
Notary Public in and for the State of Washington  
Residing at **Vancouver**  
My appointment expires: **10/20/2021**



Unofficial Copy

**EXHIBIT "A"**

**PARCEL I**

**A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 5/8 INCH IRON ROD AT THE CENTER OF SECTION 20 AS ESTABLISHED IN VOLUME 1 OF SURVEYS, PAGE 159, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE SOUTH 88°34'25" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, FOR A DISTANCE OF 350.00 FEET TO THE TRUE POINT OF BEGINNING.**

**THENCE SOUTH 01°25'35" WEST, AT RIGHT ANGLES TO SAID NORTH LINE, 75.00 FEET; THENCE SOUTH 88°34'25" EAST, 305.00 FEET; THENCE SOUTH 59°00'00" EAST, 253.27 FEET; THENCE SOUTH 88°34'25" EAST, 214.91 FEET;**

**THENCE SOUTH 03°00'00" EAST, PARALLEL WITH AND 100 FEET WESTERLY OF THE CENTER OF THE WEST FORK OF THE WASHOUGAL RIVER, 45.88 FEET;**

**THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH 13°00'00" EAST, 119.94 FEET;**

**THENCE SOUTH 61°15'00" EAST, LEAVING SAID PARALLEL LINE AND FOLLOWING A LINE THAT IS 30 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF AN EXISTING FOOT BRIDGE OVER THE WEST FORK OF THE WASHOUGAL RIVER, 134.04 FEET TO THE CENTER OF THE WEST FORK OF THE WASHOUGAL RIVER;**

**THENCE NORTH 13°00'00" WEST, ALONG THE CENTER OF THE WEST FORK OF THE WASHOUGAL RIVER 200.44 FEET;**

**THENCE NORTH 03°00'00" WEST, 229.99 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20;**

**THENCE NORTH 88°34'25" WEST, 825.00 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL II**

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOW:**

**BEGINNING AT A 5/8 INCH IRON ROD AT THE CENTER OF SECTION 20, AS ESTABLISHED IN VOLUME 1 OF SURVEYS, PAGE 159, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE SOUTH 88°34'25" EAST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, FOR A DISTANCE OF 350.00 FEET; THENCE SOUTH 01°25'35" WEST, AT RIGHT ANGLES TO SAID NORTH LINE, 75.00 FEET; THENCE SOUTH 88°34'25" EAST, 305.00 FEET; THENCE SOUTH 59°00'00" EAST, 253.27 FEET; THENCE SOUTH 88°34'25" EAST, 214.91 FEET; THENCE SOUTH 03°00'00" EAST, PARALLEL WITH AND 100 FEET WESTERLY OF THE**

CENTER OF THE WEST FORK OF THE WASHOUGAL RIVER, 45.88 FEET; THENCE, CONTINUING ALONG SAID PARALLEL LINE, SOUTH 13°00'00" EAST, 119.94 FEET; THENCE SOUTH 61°15'00" EAST, LEAVING SAID PARALLEL LINE AND FOLLOWING A LINE THAT IS 30 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF AN EXISTING FOOT BRIDGE OVER THE WEST FORK OF THE WASHOUGAL RIVER, 134.04 FEET TO THE CENTER OF THE WEST FORK OF THE WASHOUGAL RIVER; THENCE SOUTH 13°00'00" EAST, ALONG THE CENTER OF THE WEST FORK OF THE WASHOUGAL RIVER, 39.56 FEET; THENCE SOUTH 19°00'00" WEST, 140.00 FEET; THENCE SOUTH 17°30'00" WEST, 140.00 FEET; THENCE SOUTH 27°30'00" WEST, 160.00 FEET; THENCE SOUTH 28°00'00" WEST, 160.00 FEET; THENCE SOUTH 15°00'00" WEST, 104.75 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE "HARTELOO TRACT", AS DESCRIBED IN SKAMANIA COUNTY AUDITOR'S FILE NO. 2009173225; THENCE SOUTH 89°50' EAST, 350 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE "HARTELOO TRACT" AS A POINT ON THE CENTER OF THE NORTH FORK COUNTY ROAD; THENCE SOUTHERLY ALONG THE CENTER OF THE NORTH FORK COUNTY ROAD, 200 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST CORNER OF THE "HARTELOO TRACT"; THENCE NORTH 88°39'04" WEST, 1340 FEET, MORE OR LESS, TO A 5/8 INCH IRON ROD (SURVEY 1-159) AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 01°25'57" EAST, 1319.02 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, ALSO BEING A PORTION OF LOT 2 OF SHORT PLAT RECORDED IN BOOK 3, PAGE 346, SKAMANIA COUNTY RECORDS:

BEGINNING AT A DNR CONCRETE MONUMENT AT THE EAST QUARTER CORNER OF SECTION 20, AS SHOWN IN BOOK 3 OF SHORT PLATS, PAGE 346, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTH 88°35'38" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, AS SHOWN IN SHORT PLAT 3-346, FOR A DISTANCE OF 858.21 FEET TO A 5/8 INCH IRON ROD BEING ON THE EAST LINE OF LOT 2 OF SAID SHORT PLAT; THENCE ALONG THE EAST LINE OF LOT 2, SOUTH 06°29'02" WEST, FOR A DISTANCE OF 67.26 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 37°11'29" EAST, ALONG THE EASTERLY LINE OF LOT 2, FOR A DISTANCE OF 128.94 FEET; THENCE SOUTH 46°04'47" WEST, ALONG SAID EASTERLY LINE OF LOT 2, FOR A DISTANCE OF 447.28 FEET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 75°50'51" WEST, FOR A DISTANCE OF 283.02 FEET TO THE CENTER OF THE WEST FORK OF THE WASHOUGAL RIVER, BEING AT A POINT 30 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF AN EXISTING FOOT BRIDGE OVER THE WEST FORK OF THE WASHOUGAL RIVER; THENCE FOLLOWING THE CENTER OF SAID RIVER, AS SHOWN IN SHORT PLAT 3-346 THE FOLLOWING DESCRIBED COURSES; THENCE SOUTH 13°00'00" EAST, 39.56 FEET; THENCE SOUTH 19°00'00" WEST, 140.00 FEET; THENCE SOUTH 17°00'00" WEST, FOR A DISTANCE OF 140.00 FEET TO A POINT THAT BEARS NORTH 88°47'17" WEST, FROM A 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 2 (SHORT PLAT 3-346); THENCE SOUTH 88°47'17" EAST, FOR A DISTANCE OF 211.00 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 2; THENCE NORTH 40°28'13" EAST, ALONG THE EASTERLY LINE OF LOT 2, FOR A DISTANCE OF 206.05 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 22°00'12" EAST, ALONG SAID EASTERLY LINE FOR A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY.

A PORTION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, AS SHOWN IN BOOK 3 OF SURVEYS, PAGE 445, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTH 01°25'57" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 (SURVEY 3-445), FOR A DISTANCE OF 980.02 FEET TO THE APPROXIMATE CENTERLINE OF AN EXISTING GRAVEL ROAD, AS SHOWN IN SAID SURVEY; THENCE FOLLOWING SAID CENTERLINE, AS SHOWN IN SAID SURVEY, THE FOLLOWING DESCRIBED COURSES; THENCE ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°38'59", FOR AN ARC DISTANCE OF 189.00 FEET, THE CHORD OF WHICH BEARS SOUTH 84°49'30" EAST, 184.87 FEET; THENCE SOUTH 64°00'00" EAST, FOR A DISTANCE OF 54.00 FEET; THENCE ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°00'00", FOR AN ARC DISTANCE OF 356.05 FEET, THE CHORD OF WHICH BEARS SOUTH 47°00'00" EAST, 350.85 FEET; THENCE SOUTH 30°00'00" EAST, FOR A DISTANCE OF 121.00 FEET; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°00'00", FOR AN ARC DISTANCE OF 109.08 FEET, THE CHORD OF WHICH BEARS SOUTH 17°30'00" EAST 108.22 FEET; THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 109°00'47", FOR AN ARC DISTANCE OF 76.11 FEET, THE CHORD OF WHICH BEARS SOUTH 59°29'51" EAST, 65.13 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 24°00'14" EAST, FOR A DISTANCE OF 525.45 FEET TO A 5/8 INCH IRON ROD, AS SHOWN IN BOOK 1 OF SURVEYS, PAGE 157, SKAMANIA COUNTY AUDITOR'S RECORDS ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE NORTH 88°37'46" WEST, FOR A DISTANCE OF 876.91 FEET TO THE POINT OF BEGINNING.