

4239509 D

RecFee - \$35.00 Pages: 4 - FIDELITY NATIONAL TITLE
Clark County, WA 10/25/2006 11:20



When Recorded Return to:
Minit Management, LLC
7107 NE Vancouver Mall Drive Ste A
Vancouver WA 98661

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$ 44,500.00 has been paid
Recp.# 600438 Date 10/25/06
Sec. 61, see Affd. No. _____
Doug Lasher
Clark County Treasurer
By _____ Deputy

ORDER NO: V59643 MM

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED**

THE GRANTOR(S) KUKWINDERJIT SINGH KAHLON and KULWINDER KAUR, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION PAID TO AN
ACCOMMODATOR PURSUANT TO AN IRC SECTION 1031 TAX DEFERRED EXCHANGE

in hand paid, conveys and warrants to

Minit Management, L.L.C., a Washington limited liability Company

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

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s) : 209738-000 209700-000

Abbreviated Legal: Section 4 Township 4 North Range 1 East

Dated: October 20, 2006

<u>K. S. Kahlon</u> Kukwinderjit Singh Kahlon	<u>Kulwinder Kaur</u> Kulwinder Kaur
--	---

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Kukwinderjit Singh Kahlon and Kulwinder Kaur 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 therein mentioned in this instrument.

Dated: October , 2006

Melissa A. Miller
Melissa A. Miller Notary Public in and for the State of Washington
Residing at Battle Ground
My appointment expires: January 29, 2007

MELISSA A. MILLER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 29, 2007

FIDELITY NATIONAL TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: V59643 MM

PARCEL I

That portion of the Southwest quarter of Section 4, Township 4 North, Range 1 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at the intersection of the South line of Section 4 with the Easterly line of that tract conveyed to State of Washington for Primary State Highway No. 1, by deed recorded under Auditor's File No. G 453661, said point bears South 88°30'56" East a distance of 504.87 feet, more or less, from the Southwest corner of said Section 4; thence South 88°30'56" East, along the South line of said Section a distance of 300.00 feet; thence North 01°29'04" East 375.00 feet; thence North 88°30'56" West 100.00 feet; thence North 01°29'04" East 400.00 feet; thence North 88°30'56" West 520.27 feet, more or less, to a point on the Easterly line of said State Tract; thence Southeasterly, along said Easterly line, to the Point of Beginning.

EXCEPT that portion described as follows:

BEGINNING at the intersection of the South line of said Section 4 with the Easterly line of that tract conveyed to the State of Washington for Primary State Highway No. 1, by deed recorded under Auditor's File No. G 453661, said point being 500 feet, more or less, East of the Southwest corner of said Section 4; thence East, along the South line of said Section a distance of 300 feet; thence North 375 feet; thence West 100 feet; thence North 175 feet; thence West 388 feet, more or less, to a point on the Easterly line of said State Tract; thence Southeasterly along said Easterly line to the Point of Beginning.

ALSO EXCEPT any portion lying South of the Northerly line of Northwest LaCenter Road.

PARCEL II

That portion of the Southwest quarter of Section 4, Township 4 North, Range 1 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at the intersection of the South line of said Section 4 with the Easterly line of that tract conveyed to the State of Washington for Primary State Highway No. 1, by deed recorded under Auditor's File No. G 453661, said point being 500 feet, more or less, East of the Southwest corner of said Section 4; thence East, along the South line of said Section, a distance of 300 feet; thence North 375 feet; thence West 100 feet; thence North 175 feet; thence West 388 feet, more or less, to a point on the Easterly line of said State Tract; thence Southeasterly along said Easterly line, to the point of beginning.

EXCEPT BEGINNING at the intersection of the East line of Washington State Highway right of way with the South line of Section 4, Township 4 North, Range 1 East of the Willamette Meridian, in Clark County, Washington, said point being South 88°30'56" East 505.07 feet from the Southwest corner of said Section 4; thence continuing along said South line South 88°30'56" East 150.00 feet; thence North 1°29'04" East 150.00 feet; thence North 88°30'56" West 176.65 feet to the said East right of way line; thence along said line South 8°35'10" East 152.35 feet to the point of beginning.

ALSO EXCEPT that portion thereof, lying Southerly of NW 319th Street.

SUBJECT TO:

1. Assessments, if any, affecting the subject premises
Levied by: The City of RIDGEFIELD
2. Agreement, including its terms, covenants and provisions;
Between: ADJACENT PROPERTY OWNERS
Dated: OCTOBER 31, 1997
Recorded: NOVEMBER 4, 1997
Auditor's File No.: 9711040224
For: water use agreement
Affects: a portion of said premises
3. Easement, including its terms, covenants and provisions as disclosed by instrument;
Dated: MAY 6, 1929
Recorded: JUNE 15, 1929
Auditor's File No.: C74812, VOLUME 199, PAGE 92
In favor of: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION
For: pole line right of way
Affects: said premises and other property
4. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed;
Dated: MARCH 12, 1954
Recorded: JUNE 17, 1954
Auditor's File No.: G 118643, BOOK 598, PAGE 509
Records of: Clark County, Washington
To: STATE OF WASHINGTON
5. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed;
Recorded: JUNE 2, 1966
Auditor's File No.: G453661
Records of: Clark County, Washington
To: STATE OF WASHINGTON
6. Easement, including the terms, covenants and provisions thereof, as granted by instrument;
Recorded: AUGUST 17, 1967
Auditor's File No.: G495903
Records of: Clark County, Washington
To: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY
Purpose: erecting or installing, maintaining and operating thereon or thereover pole lines and conductors for transmission of electric energy

7. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: SEPTEMBER 26, 1967
Auditor's File No.: G 498760
In favor of: ADJACENT LAND OWNERS
For: ingress and egress
Affects: Northerly portion of Parcel I