

5384147 D

Total Pages: 3 Rec Fee: \$75.00
eRecorded in Clark County, WA 03/10/2017 08:42 AM
CLARK COUNTY TITLE COMPANY
SIMPLIFILE LC E-RECORDING

When recorded return to:

Perry D. Stephens and Carleen M. Stephens
24600 NE 98th Court
Battle Ground, WA 98604

STATUTORY WARRANTY DEED

CL6658

The Grantor, **Muffett Properties, LLC**, a Washington limited liability company,

for and in consideration of **Ten Dollars and other valuable consideration**

in hand pays, conveys, and warrants to **Perry D. Stephens and Carleen M. Stephens, husband and wife**

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **PTN SEC 34, T5N, R1E WM**
Tax Parcel Numbers(s): **258901-000**,

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: **3/8/2017**

Muffett Properties, LLC


By: **Winfield F. Muffett, Manager**

STATE OF **Washington**

COUNTY OF **Clark**

} ss.

I certify that I know or have satisfactory evidence that **Muffett Properties, LLC**, a Washington **limited liability company** is/are the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

Beth M. Woodward
Notary Public in and for the State of Washington
Residing at **Vancouver**
My appointment expires: **1/26/2020**

EXHIBIT "A"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

THE SOUTH 460 FEET OF THE EAST 950 FEET OF THE NORTH 46.5 RODS OF SAID
SOUTHWEST QUARTER.

EXCEPT THE WEST HALF AS CONVEYED TO CHARLES D. RERICK SR. AND MARY SUE
RERICK, HUSBAND AND WIFE, BY CONTRACT RECORDED UNDER AUDITOR'S FILE NO.
9010260021.

ALSO EXCEPT THAT PORTION LYING WITHIN N.E. NORTH FORK AVENUE.

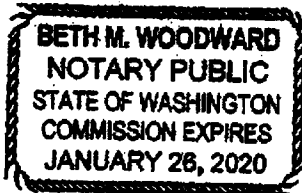
ALSO EXCEPT THAT PORTION CONVEYED TO JDL DEVELOPMENT, INC., A WASHINGTON
CORPORATION RECORDED JULY 7, 2000, UNDER AUDITOR'S FILE NO. 3233222, RECORDS
OF CLARK COUNTY, WASHINGTON.

W/M. 3-9-17

STATE OF WA }
COUNTY OF Clark } SS

I certify that I know or have satisfactory evidence that Winfield F. Muffett, III is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the manager of Muffett Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument
Dated: 3-9-17 Beth M Woodward

Notary Public in and for the State of WA
Residing at Vancouver
My appointment expires: 1-26-20



5045800 D

RecFee - \$73.00 Pages: 2 - SWINDELL SCOTT W
Clark County, WA 01/17/2014 03:58



When Recorded Return To:

Scott W. Swindell, Attorney at Law, P.C.
105 W. Evergreen Boulevard - Suite 200
P. O. Box 264
Vancouver, WA 98666-0264

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

EXEMPT

Affd.# 704572 Date 01/17/14
For Details of tax paid see

Affd.# _____

Doug Lasher
Clark County Treasurer

By _____

Deputy

STATUTORY QUIT CLAIM DEED

Grantor: Muffett, Winfield F.
Muffett, Terra L.
Grantee: Muffett Properties, LLC
Legal Description (abbreviated): #27 Sec 34 T5N R1EWM
Additional Legal Description on Page 2
Assessor's Parcel No.: 258901-000

FROM: **Winfield F. Muffett and Terra L. Muffett**, husband and wife ("Grantors")

TO: **Muffett Properties, LLC**, a Washington limited liability company ("Grantee")

For valuable consideration, in hand paid, Grantors hereby convey and quit claim to Grantee all of their right, title, and interest in and to the following described real property, situated in the County of Clark, State of Washington:

That portion of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

The South 460 feet of the East 950 feet of the North 46.5 rods of said Southwest quarter.

Except the West half as conveyed to Charles D. Rerick Sr. and Mary Sue Rerick, husband and wife, by contract recorded under Auditor's File No. 9010260021.

Also except that portion lying within N.E. North Fork Avenue.

Also except that portion conveyed to JDL Development, Inc., a Washington corporation recorded July 7, 2000, under Auditor's File No. 3233222, records of Clark County, Washington.

Subject to all covenants, conditions, restrictions and easements of record, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

DATED this 16th day of January, 2014.

Winfield F. Muffett
Winfield F. Muffett

Terra L. Muffett
Terra L. Muffett

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that I know or have satisfactory evidence that Winfield F. Muffett and Terra L. Muffett, husband and wife, 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 this 16th day of January, 2014.

NOTARY PUBLIC
STATE OF WASHINGTON
DAWN M. STEEL
MY COMMISSION EXPIRES
AUGUST 1, 2016

Dawn M. Steel
NOTARY PUBLIC FOR WASHINGTON
My appointment expires: 8-1-2016

STATUTORY QUIT CLAIM DEED - 2
[...Muffett\LLC\Deed_34700]

4772327 D

RecFee - \$63.00 Pages: 2 - FIRST AMERICAN TITLE
Clark County, WA 06/21/2011 11:19



AFTER RECORDING MAIL TO:

Winfield F. Muffett and Terra L. Muffett
PO Box 301
LaCenter, WA 98629

666083
Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$ 374.20 has been paid
Rec.# _____ Date 6/21/11
Sec. 61, see Affd. No. _____
Doug Lasher
Clark County Treasurer
By SM Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4283-1719098 (TLM)

Date: June 14, 2011

Grantor(s): Perry D. Stephens and Carleen M. Stephens

Grantee(s): Winfield F. Muffett and Terra L. Muffett

Abbreviated Legal: PTN SEC 34 TWP 5N RGE 1E SW QTR, CLARK COUNTY

Additional Legal on page:

Assessor's Tax Parcel No(s): 258901-000

X SM X SM

THE GRANTOR(S) Perry D. Stephens and Carleen M. Stephens, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Winfield F. Muffett and Terra L. Muffett, husband and wife**, the following described real estate, situated in the County of **Clark**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Clark, State of Washington, described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:


THE SOUTH 460 FEET OF THE EAST 950 FEET OF THE NORTH 46.5 RODS OF SAID SOUTHWEST QUARTER.

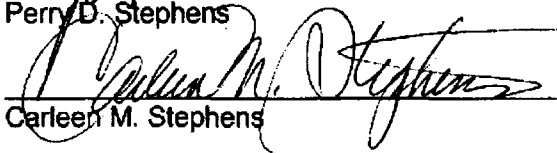
EXCEPT THE WEST HALF AS CONVEYED TO CHARLES D. RERICK SR. AND MARY SUE RERICK, HUSBAND AND WIFE BY CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 9010260021.

ALSO EXCEPT THAT PORTION LYING WITHIN N.E. NORTH FORK AVENUE.

ALSO EXCEPT THAT PORTION CONVEYED TO JDL DEVELOPMENT, INC., A WASHINGTON CORPORATION RECORDED JULY 7, 2000 UNDER AUDITOR'S FILE NO. 3233222, RECORDS OF CLARK COUNTY, WASHINGTON

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.



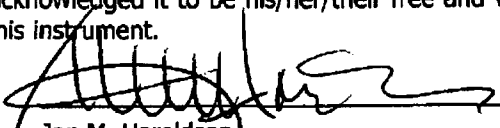
Perry D. Stephens


Carleen M. Stephens

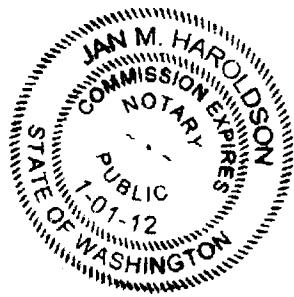
STATE OF Washington)
)-ss
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that **Perry D. Stephens and Carleen M. Stephens**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/16/11



Jan M. Haroldson
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: 1/1/2012



4473527 D

RecFee - \$44.00 Pages: 3 - DAVID JAHN
Clark County, WA 07/10/2008 03:20



Recording Requested By And
When Recorded Mail To:

David D. Jahn
Attorney at Law
P.O. Box 611
Vancouver, WA 98666

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

Affid. # EXEMPT Date 7-10-08
For Details of tax paid see
Affid. # 442678
Doug Lasher
Clark County Treasurer
By RZ Deputy

STATUTORY WARRANTY DEED

Grantor: Betty Jean Stephens, an unmarried person
Grantee: Perry D. Stephens and Carleen M. Stephens, husband and wife
Legal Description (abbreviated): PTN SW 1/4, Sec. 34, T5N, R1E
Assessor's Tax Parcel ID #: 258901-000
Reference Nos. of Documents Released or Assigned: 3062494

THE GRANTOR, Betty Jean Stephens, an unmarried woman, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to Perry D. Stephens and Carleen M. Stephens, husband and wife, the following described real estate, situated in the County of Clark, State of Washington:

Please see Exhibit A attached hereto and by this reference made a part hereof.

This deed is given in fulfillment of that certain Real Estate Contract by and between William Dean Stephens and Betty Jean Stephens, husband and wife as Grantor/Seller and Perry D. Stephens and Carleen M. Stephens as Grantee/Buyer dated February 3, 1999, recorded on February 4, 1999 under Clark County Auditors File No. 3062494. Betty Jean Stephens is the successor in interest to William Dean Stephens (deceased) pursuant to that certain Community Property Agreement recorded August 12, 2001 under Clark County Auditor's File No. 3331137 and Affidavit To The Public dated August 20, 2001 recorded under Clark County Auditors File No. 3335498. The covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the Buyer in said Real Estate Contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said Real Estate Contract. The real estate Excise Tax was paid under Receipt No. 442678.

DATED this 10th day of July, 2008.

Betty Jean Stephens
Betty Jean Stephens

STATE OF WASHINGTON

)

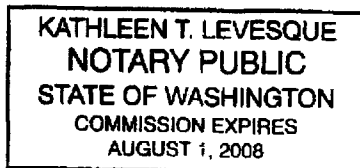
) ss.

County of Clark

)

On this day personally appeared before me Betty Jean Stephens, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of July, 2008.



Kathleen T. Levesque
NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver
My Commission Expires: 8/1/08

EXHIBIT A

That portion of the Southwest quarter of Section 34, Township 5 North Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

The South 460 feet of the East 950 feet of the North 46.5 rods of said Southwest quarter.

EXCEPT the West half as conveyed to Charles D. Rerick Sr. and Mary Sue Rerick, husband and wife by contract recorded under Auditor's File No. 9010260021.

ALSO EXCEPT that portion lying within N.E. North Fork Avenue.



RETURN ADDRESS

Dean Stephens

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

EXEMPT

Affid. #

Date

0 5-15-00
For Details of tax paid see

Affid. #

130313

Woug Lasher

Clark County Treasurer

By

[Signature]

Deputy

Please Print neatly or Type information
DOCUMENT TITLE(S)

Warranty Fulfillment Deed

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S)

_____ Additional Reference #'s on page _____

GRANTOR(S)

Mary Stephens

Additional Grantors on page # _____

GRANTEE(S)

William Dean Stephens
Betty Jean Stephens

Additional Grantees on page # _____

LEGAL DESCRIPTION (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

SW 1/4 of Sect. 34, T5N, R1E, W1M

Additional Legal is on page # _____

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

258961-000

Additional Parcel #'s on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

37194



SECURITY TITLE INSURANCE COMPANY OF WASHINGTON 1109 SECOND AVENUE SEATTLE WASHINGTON 98101 MAIN 3-0870

THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of

Barcode with number 3218725, Page: 2 of 3, 05/15/2000 01:32P, DEAN STEPHENS 0 10.00 Clark County, WA

NAME _____

ADDRESS _____

CITY AND STATE _____

Warranty Fulfillment Deed

THE GRANTOR MARY STEPHENS, a single woman

for and in consideration of Ten Dollars and Other Considerations

in hand paid, conveys and warrants to William Dean Stephens and Betty Jean Stephens, Husband and Wife, the following described real estate, situated in the county of Clark, State of Washington:

The following described real property situated in the County of Clark, State of Washington, to-wit:

That portion of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, described as follows:

The South 460 feet of the East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian.

EXCEPT that portion lying within LaCenter-North Fork Road.

ALSO EXCEPT any portion of the above described tract lying within the following described property:

Beginning at the Northeast corner of the above described tract and running thence West 247 feet; thence South 38° 29' East 287.6 feet; thence South 27° 49' East 50.9 feet; thence South 0° 51' West 27.5 feet to a point in the County Road; thence North 69° 33' East along said County Road to the East line of the Southwest quarter of said Section; and thence North along said East line of the place of beginning.

Reserving unto the Seller a life estate upon the following described property:

Beginning at the Southeast corner of the above described property; thence North along the East line thereof 200 feet to the true point of beginning; thence continuing North along said East line 150 feet; thence West parallel with the South line of the above described property 290.4 feet; thence South parallel with the East line of the above described property 150 feet; thence East parallel with the South line of the above described property 290.4 feet to the true point of beginning.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 30, 1975, 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.

Dated this 28th day of July, 1975.

Mary Stephens (SEAL)

_____ (SEAL)

STATE OF WASHINGTON,
County of Cowlitz ss.

On this day personally appeared before me Mary Stephens who is known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the use and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of July, 1975.

[Signature]
Notary Public in and for the State of Washington,
residing at Woodland

FORM 88
Ek. 464, Pg. 232

WARRANTY DEED G22677
STATUTORY FORM
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantors **W. E. Stephens and Janet E. Stephens, husband and wife**
of the city of _____, county of **Clark**.....
state of Washington, for and in consideration of
Ten and no/100 (\$**10.00**.....) dollars,
in hand paid, convey and warrant to **Mary Stephens, a single woman**

the following described real estate, situate in the county of **Clark**....
state of Washington:

Beginning at the Northeast corner of the Southwest Quarter of Section Forty-four (34) in Township Five(5) North of Range One (1) East of the Willamette Meridian; running thence West One Hundred and Sixty (160) rods to the Northwest corner of said Quarter Section; thence South Forty-six and one half (46½) rods; thence East One Hundred Sixty(160) rods to the East line of the said Quarter Section; thence North Forty-six and one half rods(46½) to the place of beginning;

EXCEPT a triangular tract described as follows:
Beginning at the Northeast corner of the above described tract and running thence West 247 feet, thence South 38' 29" East 287.8 feet, thence South 27' 12" East 50.9 feet thence South 0' 51" East 27.5 feet to a point on the County Road; thence North 09' 33" East along said County Road, to the East line of the Southwest Quarter of said Section and thence North along said East line to the place of beginning;

Subject to the right-of-way or easement for power lines granted to Northwestern Electric Co, a Washington corporation, recorded in Book 201 of Deeds at page 1 Records of Clark County, Washington

subject to a life estate for the Grantors which is hereby reserved

Dated this **23rd** day of **April** 1949.....

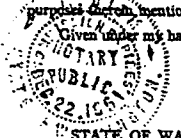
W. E. Stephens (SEAL)
Janet E. Stephens (SEAL)
..... (SEAL)
..... (SEAL)

STATE OF WASHINGTON }
County of Clark } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this
26th day of April 1949 personally appeared before me
W.E. Stephens and Janet E. Stephens, husband and wife
since prior to acquiring title

to me known to be the individual^s described in and who executed the foregoing instrument, and acknowledged
that they signed and sealed the same as their free and voluntary act and deed, for the uses and
purposes therein mentioned.

Given under my hand and official seal the day and year last above written.



W. H. H. H.
Notary Public in and for the State of Washington,
residing at La Center, Washington.

STATE OF WASHINGTON }
County of _____ } ss.

On this _____ day of _____ before me personally appeared

_____ and _____
to me known to be the _____ and _____
of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and
voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated
that _____ authorized to execute said instrument and that the seal affixed is the corporate seal of
said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

Mary Stephens
804

MAIL TO

Mary Stephens
La Center, Wash
R2

APR 30 1949
464 333

WARRANTY DEED
(STATUTORY FORM)
FROM _____
TO _____

10

2



3643946
Page: 1 of 2
05/27/2003 03:05F
Clark County, WA

FIRST AMERICAN TITLE 0 20.00

AFTER RECORDING MAIL TO:

Perry D. Stephens and Carleen M. Stephens
PO Box 2044
Battle Ground, WA 98604

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$ 8070.00 has been paid
519505
Recp. # _____ Date 52703
Sec. 61, see Affd. No. _____
Doug Lasher
Clark County Treasurer
BY _____ Deputy

Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company

STATUTORY WARRANTY DEED

File No: 4282-165334 (CJK)

Date: May 21, 2003

Grantor(s): **Betty Jean Stephens**
Grantee(s): **Perry D. Stephens and Carleen M. Stephens**
Abbreviated Legal: **Section 34, Township 5 North, Range 1 East**
Additional Legal on page:
Assessor's Tax Parcel No(s): **258919-000**

THE GRANTOR(S) Betty Jean Stephens, as her separate estate for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Perry D. Stephens and Carleen M. Stephens, husband and wife, the following described real estate, situated in the County of Clark, State of Washington.

The West half of the following described property:

Beginning at the Northeast corner of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, in Clark County, running thence West 2640 feet to the Northwest corner of said quarter section; thence South 767.25 feet; thence East 2640 feet to the East line of the said quarter section; thence North 767.25 feet to the place of beginning.

EXCEPT that portion deed to Mark Eugene Stephens and Pamela Ray Stephens on September 20, 1977, under Auditor's File No. 7709200179.

Situate in the County of Clark, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.



3643946

Page: 2 of 2
05/27/2003 03:05F

FIRST AMERICAN TITLE

D

20.00 Clark County, WA

APN: 258919-000

Statutory Warranty Deed
- continued

File No.: 4282-165334 (CJK)
Date: 05/21/2003

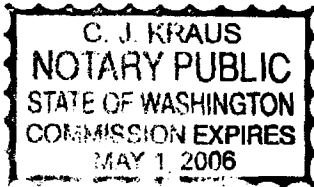
Betty Jean Stephens
Betty Jean Stephens

STATE OF Washington)
)-ss
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that **Betty Jean Stephens**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/27/03

C. J. Kraus
Notary Public in and for the State of Washington
Residing at: *VANCOUVER*
My appointment expires: *5/1/06*





3338819
 Page: 1 of 2
 05/27/2001 04:20P
 Clark County, WA

JILL KURTZ

D

9.00

Clark County, WA

Real Estate Excise Tax
 Ch. 11 Rev. Laws 1981
EXEMPT

ASL 0

241819

for details of tax paid see

ASL 1

65683

Clark County Treasury

R.S.

12-21-83

RETURN ADDRESS

Jackson, Jackson & Kurtz

704 East Main St., Ste. 102

Battle Ground, WA 98604

Please Print neatly or Type information
DOCUMENT TITLE(S)

Statutory Warranty Deed

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S)

Additional Reference #'s on page _____

GRANTOR(S)

Stephens, Mary

Additional Grantors on page # _____

GRANTEE(S)

Stephens, William Dean

Stephens, Betty Jean

Additional Grantees on page # _____

LEGAL DESCRIPTION (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

The SW $\frac{1}{4}$ of §34, T5N R1E WM

Additional Legal is on page # _____

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

258919-000

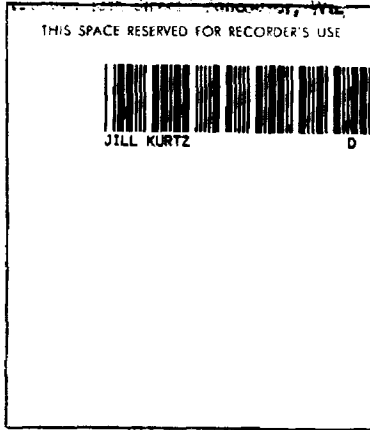
Additional Parcel #'s on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



Pioneer National Title Insurance Company
WASHINGTON TITLE DIVISION

Filed for Record at Request of



REVENUE STAMPS

3338819

Page: 2 of 2
08/27/2001 04:20P
Clark County, WA

TO William Dean Stephens
1303 N. E. 45th Street
Vancouver, Washington 98663

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT

Affd. # 247677 Date 12-21-83
For details of ~~the~~ land

Affd. # 65683
John S. Sparks,
Clark County Treasurer
By [Signature]
Deputy

Statutory Warranty Deed

THE GRANTOR **MARY STEPHENS, a single woman.**

for and in consideration of **TEN DOLLARS (\$10.00) and other valuable considerations.**

in hand paid, conveys and warrants to **WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife.**

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

The West half of the following described property:
Beginning at the Northeast corner of the Southwest quarter of Section 34, in Township 5 North of Range 1, East of the Willamette Meridian; running thence West 264.0 feet to the Northwest corner of said Quarter Section; thence South 767.25 feet; thence East 264.0 feet to the Easy line of the said Quarter Section; thence North 767.25 feet to the place of beginning.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated **October 10, 1967**, 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.

Dated this **10th** day of **October 1967**

Mary Stephens (SEAL)

(SEAL)

STATE OF WASHINGTON, } ss.
County of **CLARK**

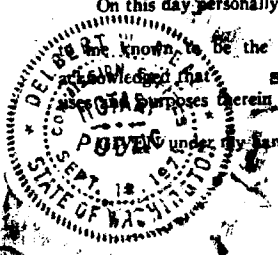
On this day personally appeared before me **MARY STEPHENS, a single woman.**

she, the individual described in and who executed the within and foregoing instrument, and she acknowledged that she signed the same as her free and voluntary act and deed, for the purposes herein mentioned.

under my hand and official seal this **10th** day of **October 1967**

Delbert W. Mead

Notary Public in and for the State of Washington,
residing at **Vancouver, therein.**



Pioneer National
Title Insurance Company
WASHINGTON TITLE DIVISION

TENASTER DANIELS TITLE CO.
100 East 13th Street Vancouver, Wn.

REAL ESTATE CONTRACT

G 500373

THIS CONTRACT, made and entered into this 20th day of October 1967

682807

between **MIKEY STEPHENS, a single woman.**

hereinafter called the "offer," and **WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife.**
hereinafter called the "purchaser."

WITNESSETH: That the offer agrees to sell to the purchaser and the purchaser agrees to purchase from the offer the following described real estate, with the appurtenances, in **CLARK** County, State of Washington:

The West half of the following described property:
beginning at the Northwest corner of the Southeast quarter of
Section 16, in Township 5 North of Range 2, East of the
Washington Meridian running thence West 250 feet to the
Northwest corner of said Quarter Section thence South 767.25
feet thence East 250 feet to the East line of the said
Quarter Section thence North 767.25 feet to the place of
beginning.

The terms and conditions of this contract are as follows: The purchase price is **TEN THOUSAND DOLLARS**
(\$ 10,000.00) Dollars, of which
(\$ NONE) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
FIFTY DOLLARS (\$ 50.00) Dollars, on or before the **1st** day of **November**, 1967,
or more at purchaser's option, and
FIFTY DOLLARS (\$ 50.00) Dollars,
or more at purchaser's option, on or before the **1st** day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the outstanding balance of said purchase price
at the rate of **5%** per cent per annum from the **1st** day of **October**, 1967,
which interest shall be deducted from each bi-monthly payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at **Route 2 Box 6 La Conner, Washington 98629**
or at such other place as the offer may direct in writing.

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$100.00 has been paid
Rept. # 10 5688 Date 10/27/67
Sec. 61, Rev. Code 1956
Dorothy Carlson
Clark County Treasurer
Paula Perry
Clerk

As referred to in this contract, "date of closing" shall be **October 1, 1967**

- (1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be levied on said real estate hereafter because a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.
- (2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and whatever in a company acceptable to the offer and for the offer's benefit, or his interest may appear, and to pay all premiums therefor and to deliver all policies and receipts therefor to the offer.
- (3) The purchaser agrees that full inspection of said real estate has been made and that neither the offer nor his agents shall be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.
- (4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the offer and applied as payment on the purchase price herein unless the offer elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be deemed to be the proceeds of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the offer for application on the purchase price herein.
- (5) The offer has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Pioneer National Title Insurance Company; securing the purchaser to the full amount of said purchase price against loss or damage by reason of defect in title to said real estate as of the date of closing and containing no exceptions other than the following:
 - a. Printed general exceptions appearing in said policy form;
 - b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
 - c. Any existing contract or contracts under which offer is purchasing said real estate, and any mortgages or other obligations, which offer by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in title.

682807-A

(6) If either title to said real estate is subject to an existing contract or contracts under which either is purchasing said real estate or any easement or other obligation, which either is to pay, either agrees to make such payment in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments then falling due the other under this contract.

(7) The other agrees upon standing full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a quitclaim deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may affect other date of closing through any process other than the other, and subject to the following:

NONE

(8) Unless a different date is provided for books, the purchaser shall be entitled to possession of said real estate on date of closing and to certain proceeds on any or all of such interest. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit same and land to run, or general the use of, the real estate for any other purpose. The purchaser covenants to pay all taxes, assessments or contributions charges for water, sewer, electricity, gas or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein provided, the other may make such payment or effect such insurance, and any amounts so paid by the other, together with interest at the rate of 10% per annum (thence date of payment until repaid), shall be repayable by purchaser on other's demand, all without prejudice to any other right the other might have by reason of such default.

(10) That if at the time of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereon or to make any payment hereunder properly at the time and in the manner herein required, the other may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the other as liquidated damages, and the other shall have the right to re-enter and take possession of the real estate and to recover by the other of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Notwithstanding any provision of all demands, claims or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Bank, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the other.

(11) Upon other's election to bring suit to enforce any provision of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sum shall be included in any judgment or decree entered in such suit.

If the other shall bring suit to prevent an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sum shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Mary Stephens (MRS.)

William Dean Stephens (MRS.)

Betty Jean Stephens (MRS.)

STATE OF WASHINGTON

County of CLALLAM

On this day personally appeared before me **MARY STEPHENS, a single woman, WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS,** husband and wife, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein expressed.

Witness my hand and official seal this 10th day of October 1967

Robert W. Mead
Notary Public in and for the State of Washington



FILED FOR RECORD

OCT 19 8 10 AM '67

AUDITOR DON BOKER

WILLIAM DEAN STEPHENS
1903 N. W. 4th Street
Seattle, Washington 98107

Filed for Record at Request of 682807

Bk. 464, Pg. 332

WARRANTY DEED G22677
STATUTORY FORM
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantors W. E. Stephens and Janet E. Stephens, husband and wife
of the city of _____, county of Clark.....

state of Washington, for and in consideration of
Ten and no/100 (\$100.00.....) dollars,
in hand paid, convey and warrant to Mary Stephens, a single woman

the following described real estate, situate in the county of Clark.....
state of Washington:

Beginning at the Northeast corner of the Southwest Quarter of
Section Thirty-four (34) in Township Five(5) North of Range One
(1) East of the Willamette Meridian; running thence West One
Hundred and Sixty (160) rods to the Northwest corner of said
Quarter Section; thence South Forty-six and one half (46 1/2) rods;
thence East One Hundred Sixty (160) rods to the East line of the
said Quarter Section; thence north Forty-six and one half rods(
(46 1/2) to the place of beginning;

EXCEPT a triangular tract described as follows:
Beginning at the Northeast corner of the above described tract
and running thence West 247 feet, thence South 38° 29' East 287.8
feet, thence South 27° 15' East 50.9 feet thence South 61' East
27.5 feet to a point on the County Road; thence North 69° 33' East
along said County Road, to the East line of the Southwest Quarter
of said Section and thence North along said East line to the place
of beginning;

Subject to the right-of-way or easement for power lines granted to
Northwestern Electric Co, a Washington corporation, recorded in
Book 201 of Deeds at page 1 Records of Clark County, Washington

subject to a life estate for the Grantors which is hereby reserved

Dated this 23rd day of April 1949.....

W. E. Stephens (SEAL)
Janet E. Stephens (SEAL)
..... (SEAL)
..... (SEAL)

STATE OF WASHINGTON }
County of Clark } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 26th day of April 1949 personally appeared before me W.E. Stephens and Janet E. Stephens, husband and wife since prior to acquiring title

to me known to be the individual^s described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



Given under my hand and official seal the day and year last above written.

W.E. Stephens
Notary Public in and for the State of Washington,
residing at La Center, Washington.

STATE OF WASHINGTON }
County of _____ } ss.

On this _____ day of _____ before me personally appeared _____ and _____ to me known to be the _____ and _____ of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

Mary Stephens
804

30 17

MAIL TO
Mary Stephens
La Center, Wash
R2

464 333

DUCKET BOOK
WARRANTY DEED
(STATUTORY FORM)
FROM _____
TO _____

8.
4993170 D

RecFee - \$73.00 Pages: 2 - COLUMBIA TITLE AGENCY
Clark County, WA 67/15/2013 04:49



WHEN RECORDED RETURN TO:

RONI A. STEPHENS and MARK E. STEPHENS
208 NW 348th Street
La Center, WA 98629

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affid. # 696383 Date 7/15/13
For Details of tax paid see
Affid. # _____
Doug Lasher
Clark County Treasurer
By [Signature] Deputy

Escrow Number: 35833
Filed for Record at Request of: Columbia Title Agency

QUIT CLAIM DEED

THE GRANTOR(S), Mark E. Stephens, who acquired title as a single man for and in consideration of create community interest under WAC# 458-61a-203(1) in hand paid, conveys and quit claims to Roni A. Stephens and Mark E. Stephens, ~~husband and wife~~ the following described real estate, situated in the County of Clark, State of Washington together with all after acquired title of the grantor(s) herein:
→ and husband

LEGAL DESCRIPTION ON EXHIBIT " A " ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.) Tax Lots 59 & 39, Section 34 T5N R1E

Tax Parcel Number(s): 258922000, 258906-000

Dated: July 10, 2013

[Signature]
Mark E. Stephens

State of Washington

ss.

County of Clark

I certify that I know or have satisfactory evidence that Mark E. Stephens is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 10, 2013

[Signature]
Notary name printed or typed: Angela J. Ashton
Notary Public in and for the State of WA
Residing at Vancouver
My appointment expires: December 29, 2013

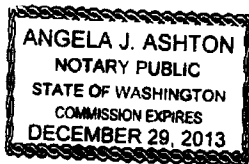


EXHIBIT "A"
LEGAL DESCRIPTION

The East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the South 460 feet thereof.

ALSO EXCEPT County Roads

A 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across an strip of land 30 feet on each side of the following described centerline:

BEGINNING at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

AFTER RECORDING MAIL TO:

Mark E. Stephens
P.O. Box 261
La Center, WA 98629

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affd. # 519271 Date 5.21.03
For Details of tax paid see
Affd. # _____
Doug Lasher
Clark County Treasurer
By _____ Deputy

Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company

QUIT CLAIM DEED

File No: 4282-166566 (CJK)

Date: May 16, 2003

Grantor(s):

Grantee(s):

Abbreviated Legal: Section 34, Township 5 North, Range 1 East

Additional Legal on page:

Assessor's Tax Parcel No(s): 258922-000 and ~~258922-000~~ 258906-000

Pamela
THE GRANTOR(S) **Pamela Rae Stephens**, s single person for and in consideration of WAC 458-61-340 (Dissolution of Marriage), conveys and quit claims to **Mark E. Stephens**, a single person, the following described real estate, situated in the County of Clark, State of Washington, together with all after acquired title of the grantor(s) therein:

The East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the South 460 feet thereof.

TOGETHER WITH AND SUBJECT TO, a 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

APN: 258922-000

Quitclaim Deed - continued

File No.: 4282-166566 (CJK)
Date: 05/16/2003

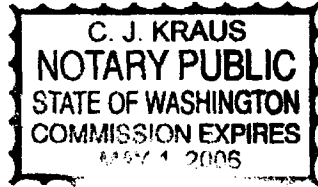
Pamela Rae Stephens Adams
Pamela Rae Stephens

STATE OF Washington)
)-ss.
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that **Pamela Rae Stephens**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 16th 2003

C. J. Kraus
C. J. Kraus
Notary Public in and for the State of Washington
Residing at: Vancouver
My appointment expires: 05/01/06



9401030131

This Space Reserved For Recorder's Use:

Filed for Record at Request of
First American Title
AFTER RECORDING MAIL TO:

Name MARK E. STEPHENS
Address 208 NW 348TH ST
City, State, Zip LACENTER, WA 98629
Escrow number: 934228

(FULFILLMENT)
Statutory Warranty Deed

THE GRANTOR WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife

for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT
in hand paid, conveys and warrants to MARK E. STEPHENS and PAMELA RAE STEPHENS, husband and wife

the following described real estate, situated in the County of CLARK, State of Washington:
FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE
A PART HEREOF.

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT

Affid.# Ø Date 1-3-94
For details of tax paid see
Affid.# 314190
Doug Lasher
Clark County Treasurer
By D. Smith Deputy

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 25, 1990, 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 8-31-90, Rec. No. 314190

Dated this 20 day of December, 1993

0286

By William Dean Stephens By Betty Jean Stephens
WILLIAM DEAN STEPHENS BETTY JEAN STEPHENS

By By

STATE OF WASHINGTON }
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that WILLIAM DEAN STEPHENS AND BETTY JEAN STEPHENS

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: 12-28-93

Jacque L Baylous
JACQUE L. BAYLOUS
Notary Public in and for the State of WASHINGTON
Residing at VANCOUVER
My appointment expires: 10-20-97



1-3-94

EXHIBIT "A"

No.: A-36847

The East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the South 460 feet thereof.

TOGETHER WITH AND SUBJECT TO, a 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

FILED FOR RECORD
CLARK COUNTY WASH
FIRST AMERICAN TITLE CO.

JAN 3 11 23 AM '94

BY
ELIZABETH A. LUCE

0287

1-3-94

9005310236

Real Estate Excise Tax
 On 11/1/90
 \$39780 has been paid
 Recpt. # 314190 Date 8-31-90
 Sec. 61, etc. of No. _____
 County of _____
 By _____
 Deputy

421

REAL ESTATE CONTRACT

THIS CONTRACT FOR THE SALE OF LAND, made and entered into this 25th day of August, 1990, by and between WILLIAM D. STEPHENS and BETTY J. STEPHENS, husband and wife, hereinafter designated as "Sellers," and MARK E. STEPHENS and PAMELA RAE STEPHENS, husband and wife, hereinafter designated as "Purchasers,"

W I T N E S S E T H :

The Sellers agree to sell to the Purchasers and the Purchasers agree to purchase of the Sellers, the real estate hereinafter described.

1. DESCRIPTION OF REAL ESTATE: The land herein conveyed is situate in the County of Clark, State of Washington, and described as follows:

The East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the South 460 feet thereof.

TOGETHER WITH AND SUBJECT TO, a 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; Thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

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2. **PRICE AND PAYMENT:** The purchase price of the said-described premises is the sum of TWENTY SIX THOUSAND AND NO/100 DOLLARS (\$26,000.00) of which the sum of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) has been paid, receipt of which is hereby acknowledged, leaving a balance of TWENTY ONE THOUSAND AND NO/100 DOLLARS (\$21,000.00), which sum shall be paid in minimum monthly installments of TWO HUNDRED AND NO/100 DOLLARS (\$200.00) each, including interest at the rate of nine per cent (9%) per annum upon all deferred balances; first installment commencing on the ___ day of September, 1990, and continuing thereafter on the ___ day of each and every month until the full amount of the said purchase price and interest thereon shall have been paid. Interest shall commence to run from August ___, 1990. The above payments are to be applied first upon the interest and the balance upon the principal. Interest may not be paid in advance.

Purchasers agree to pay a late charge in the amount of \$25.00 for each payment that is not paid within ten (10) days after its due date.

It is expressly provided that Purchasers have the privilege of paying larger installments upon the purchase price upon any installment date, or of paying the full amount of the unpaid balance of the purchase price at any time.

3. **OTHER ENCUMBRANCES AGAINST THE PROPERTY:** The property is subject to encumbrances including the following listed easements, restrictions and reservations:

Easements to Clark County Public Utility District No. 1 recorded under Clark County Auditor's File Nos. 7905310177 and _____.

Road Maintenance Agreement recorded under Auditor's File No. _____.

4. **TAXES:** It is understood that Purchasers assume and agree to pay before delinquency, all taxes and assessments that may as between Sellers and Purchasers hereinafter become a lien upon said premises and property; that as to 1990 taxes, the same have been pro-rated as of the date of this agreement.

Purchasers agree to pay when due any utility charges which may become liens superior to Sellers' interest under this contract. Sellers agree to pay any real estate taxes, interest and penalties assessed against the property for the period of time before the date of this contract, which may result from the Clark County Assessor's removal of the subject property from

REAL ESTATE CONTRACT
PAGE 2

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JACKSON, JACKSON & KURTZ, INC. P.S.
ATTORNEYS AT LAW
P. O. BOX 98
BATTLE GROUND, WASHINGTON 98604
(206) 687-7106

classification as "farm and agricultural land", should the Assessor deny a continuance of such classification.

5. **FIRE INSURANCE:** Purchasers agree to keep all buildings now or hereafter erected on the property described herein continuously insured under fire and extended coverage policies in an amount not less than the balance due Sellers, or the full insurable value, whichever is lower. All policies shall be held by Sellers, and be in such companies as Sellers may approve, and have loss payable first to Sellers as their interest may appear, and then to Purchasers. Purchasers may, within thirty days after loss, negotiate a contract to substantially restore the premises to their condition before the loss. If the insurance proceeds are sufficient to pay the contract price for restoration, or if Purchasers deposit in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored. Otherwise, the amount collected under any insurance policy shall be applied upon any amounts due hereunder, in such order as the Sellers shall determine. In the event of forfeiture, all rights of Purchasers in insurance policies then in force shall pass to Sellers.

6. **NONPAYMENT OF TAXES, INSURANCE AND UTILITIES CONSTITUTING LIENS:** If Purchasers fail to pay taxes or assessments, insurance premiums or utility charges constituting liens prior to Sellers' interest under this contract, Sellers may pay such items and Purchasers shall forthwith pay Sellers the amount thereof, plus a late charge of five (5) per cent of the amount thereof, plus any costs and attorney's fees incurred in connection with such payment. Failure to pay said taxes or assessments, insurance premiums, or utility charges shall constitute a default under this contract, giving Sellers the rights and remedies provided for default.

7. **RISK OF LOSS:** Purchasers shall bear the risk of loss for destruction or condemnation of the property. Any such loss shall not relieve Purchasers from any of Purchasers' obligations pursuant to this contract.

8. **AGRICULTURAL USE:** If this property is to be used principally for agricultural purposes, Purchasers agree to conduct farm and livestock operations in accordance with good husbandry practices. In the event a forfeiture action is instituted, Purchasers consent to Sellers' entry upon the premises to take any reasonable action to conserve soil, crops, trees and livestock.

9. **CONDEMNATION:** Sellers and Purchasers may each appear as owners of an interest in the property in any action concerning condemnation of any part of the property. Purchasers may within thirty days after condemnation and removal of improvements,

REAL ESTATE CONTRACT
PAGE 3

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JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P. O. BOX 96
BATTLE GROUND, WASHINGTON 98604
(206) 687-7106

negotiate a contract to substantially restore the premises to their condition before the removal. If the condemnation proceeds are sufficient to pay the contract price for restoration or if the Purchasers deposit in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored. Otherwise, proceeds of the award shall be applied in payment of the balance due on the purchase price, as Sellers may direct.

10. **POSSESSION:** The Purchasers shall have the right to the possession of said property on the ____ day of August, 1990; provided, however, that said Purchasers shall, upon default hereunder and upon demand of the Sellers, surrender to the Sellers peaceable possession of said premises.

11. **WASTE:** It is agreed that Purchasers shall not commit or suffer to be committed, any waste upon the property herein sold, and Purchasers agree to maintain said premises in as good condition as the same are now, less reasonable wear and tear during the term of this contract.

No trees shall be cut with the exception of such trees as may be necessary to construct a dwelling house or for clearing purposes unless Purchasers first obtain the consent of the Sellers to such cutting of trees.

Purchasers hereby agree to use said premises in such manner as will allow no accumulation of garbage, refuse, old car bodies, tin cans and the like, that may create an unsightly condition on the property.

It is understood and agreed that any new buildings or improvements placed upon the real property above described shall become a part of such real property, and Purchasers agree that they will not allow any liens to accumulate or to be filed against said property, and that any such liens shall be considered to be a breach of the terms of this contract; provided Purchasers shall have a reasonable time to pay or dispose of any lien so filed.

12. **DEED AND WAIVER OF TITLE INSURANCE:** It is understood between the parties that the title to the real property hereinbefore described shall remain in the Sellers until the purchase price together with interest thereon has been paid in full. Upon payment of the purchase price and interest as herein provided, the Sellers shall execute and deliver a good and sufficient Warranty Deed, conveying the premises heretofore described to Purchasers, provided that Sellers shall not warrant against any encumbrances or liens placed against said premises by Purchasers.

REAL ESTATE CONTRACT
PAGE 4

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JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P. O. BOX 96
BATTLE GROUND, WASHINGTON 98604
(206) 887-7106

It is understood that Purchasers have waived any requirement that Sellers furnish them a title insurance policy showing good and merchantable title to said premises.

13. **INSPECTION:** It is understood that the Purchasers have made full inspection of the real estate and have accepted the same as is, and that no promise, agreement or representation respecting the condition thereof, or the placing of additional improvements thereon, shall be binding unless the promise, agreement or representation be in writing and made a part of this contract.

14. **ESCROW:** It is understood that a copy of this contract may be placed with an escrow or contract collection agent designated by Sellers, together with a Warranty Deed conveying said premises from Sellers to Purchasers; this clause shall be deemed as instructions to such escrow or contract collection agent as Sellers wish to designate to receive payments from Purchasers on said contract, and to deliver said Warranty Deed upon full payment of the principal balance and interest. In the event Sellers establish such escrow/contract collection, the parties hereto shall equally share in all costs and set up charges therefor.

15. **DEFAULT AND REMEDIES:** Time is of the essence of this contract. If the Purchasers fail to make any payment or perform any obligation hereunder, Sellers shall be entitled to exercise all rights and remedies allowed by law or equity, including the right to elect one or more of the following remedies:

a) To forfeit this contract under the Real Estate Contract Forfeiture Act (Chapter 61.30 R.C.W.), in which event, without limiting any remedies of Sellers as provided by said statute, all right, title, and interest of the Purchasers and parties claiming an interest in the real property subject to this contract shall be cancelled and terminated; all prior payments shall be retained by the payee thereof; all improvements and unharvested crops shall be forfeited; and Sellers shall be entitled to possession of the real property, which right shall be enforced under the provisions of R.C.W. Chapter 59.12.

b) To declare all amounts payable under this contract immediately due and payable, and institute suit to collect such amounts, together with reasonable attorney's fees; provided, if within thirty days after commencement of such action, Purchasers cure the default(s) and pay to Sellers Sellers' actual attorney's fees incurred and other taxable costs of suit, this contract shall be reinstated.

c) To commence an action for the collection of past due payments or obligations arising prior to the date of judgment.

d) To commence an action for specific performance of Purchasers' obligations under this contract (including redress by either a mandatory or prohibitive injunction).

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REAL ESTATE CONTRACT
PAGE 5

JACKSON, JACKSON & KURTZ, INC. P.S.
ATTORNEYS AT LAW
P. O. BOX 98
BATTLE GROUND, WASHINGTON 98604
(206) 687-7106

e) If Purchasers are in default under this contract and abandon the real property subject hereto, pending the exercise of other rights or remedies as provided for herein, Sellers may take immediate possession of the real property for the purpose of preserving or otherwise protecting the property from loss, damage, or waste.

f) In the event Purchasers shall fail to pay any taxes or to insure the premises as above provided, Sellers may make such payments or procure such insurance and the amounts so paid shall become payable forthwith and shall bear interest at the rate of twelve (12) per cent per annum until paid, without prejudice to the other rights that Sellers might have by reason of such failure; and further, Sellers may, if they so elect, add the costs of such taxes and insurance paid to the contract balance, with interest to be at twelve (12) per cent per annum.

16. RECEIVER: If Sellers have instituted any proceedings specified in Paragraph 15, and Purchasers are receiving rental or other income from the property, Purchasers agree that the appointment of a receiver for the property is necessary to protect Sellers' interest and to collect such rental and other income on Sellers' behalf.

17. PURCHASERS' REMEDY FOR SELLERS' DEFAULT: If Sellers fail to observe or perform any term, covenant or condition of this contract, Purchasers may, after thirty days' written notice to Sellers, institute suit for damages or specific performance unless the breaches designated in said notice are cured.

18. NON-WAIVER: Failure of either party to insist upon strict performance of the other party's obligations hereunder shall not be construed as a waiver of strict performance thereafter of all of the other party's obligations hereunder and shall not prejudice any remedies as provided herein.

19. NOTICES: Any notices required or permitted by law or under this contract shall be in writing and shall be sent by first class certified or registered mail, return receipt requested, with postage prepaid, to the parties' addresses set forth as follows:

To Sellers:

WILLIAM D. STEPHENS and
BETTY J. STEPHENS
Rt. 2 Box 6B
La Center, WA. 98629

To Purchasers:

MARK E. STEPHENS and
PAMELA RAE STEPHENS
Rt. 2 Box 6E
La Center, WA. 98629

Either party may change such address for notice by designating the new address to the other party hereto in the manner hereinabove set forth.

REAL ESTATE CONTRACT
PAGE 6

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JACKSON, JACKSON & KURTZ, INC. P.S.
ATTORNEYS AT LAW
P. O. BOX 96
BATTLE GROUND, WASHINGTON 98604
(206) 687-7106

20. **ATTORNEY'S FEES-COSTS:** In the event of a lawsuit between the parties to this contract, the prevailing party shall be entitled to recover judgment against the other party for reasonable attorney's fees and costs (including title and lien searches), either at trial or on appeal. If either party exercises any nonjudicial right or remedy to enforce such party's rights hereunder, it shall be a condition for the cure of the default that the defaulting party pay the nondefaulting party's reasonable attorney's fees incurred and all reasonable costs, including costs of service of notices and title and lien searches. Failure to pay such costs and reasonable attorney's fees shall constitute an event of default under this contract.

21. **LEGAL REPRESENTATION:** The parties acknowledge and agree that this agreement has been prepared on behalf of Sellers by the attorney for Sellers. Purchasers acknowledge having been advised to seek the advice of independent counsel in regards to the closing of this transaction. Their execution of this agreement and the closing of this transaction shall be deemed Purchasers' acknowledgment that they have either sought independent advice of counsel or waive their right to do so.

22. **BINDING EFFECT:** This agreement shall be binding upon and shall inure to the benefit of the legal representatives, assigns, and successors of the parties, subject to any restrictions herein against assignment.

23. **ASSIGNMENT:** It is agreed that neither this contract nor any interests therein nor the possession of said property may be assigned or transferred by the Purchasers, nor shall Purchasers make or enter into any contract for the sale of said premises or their interests therein without written consent of the Sellers herein attached, provided consent shall not be withheld for an assignee of good credit.

IN WITNESS WHEREOF, the parties hereto set their hands the day and year first above mentioned.

William D. Stephens
WILLIAM D. STEPHENS, Seller

Betty J. Stephens
BETTY J. STEPHENS, Seller

Mark E. Stephens
MARK E. STEPHENS, Purchaser

Pamela R. Stephens
PAMELA RAE STEPHENS, Purchaser

REAL ESTATE CONTRACT
PAGE 7

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JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P. O. BOX 98
BATTLE GROUND, WASHINGTON 98002
(206) 697-7106

FILED FOR RECORD
CLARK CO WASH
Aug 31 1 11 PM '90

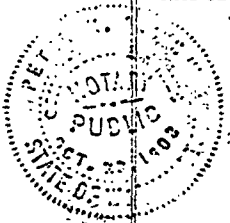
AUDITOR
ELIZABETH A. LUCE

STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that WILLIAM D. STEPHENS and BETTY J. STEPHENS, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 25th day of August, 1990.

Betty J. Stephens
NOTARY PUBLIC in and for the State
of Washington; my appt. expires:
10-25-93

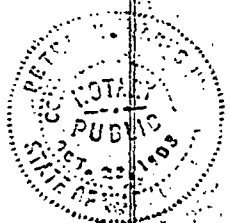


STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that MARK E. STEPHENS and PAMELA RAE STEPHENS, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 25th day of August, 1990.

Betty J. Stephens
NOTARY PUBLIC in and for the State
of Washington; my appt. expires:
10-25-93



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REAL ESTATE CONTRACT
PAGE 8

JACKSON, JACKSON & KURTZ, INC. P.S.
ATTORNEYS AT LAW
P. O. BOX 98
BATTLE GROUND, WASHINGTON 98604
(206) 697-7106

(59) (59A)

34.5-1 NW SW



Pioneer National Title Insurance Company
WASHINGTON TITLE DIVISION
Filed for Record at Request of

THIS SPACE RESERVED FOR RECORDER'S USE.
9103050062

REVENUE STAMPS

7

TO Reyer & Co., Inc.
2102 Hiway 99
Vancouver, Washington

FILED FOR RECORD
CLARK CO. WASH.
Walter Johnson
MAR 5 11:30 AM '91
RECORDED
INDEXED
DOCUMENT NO.
AMOUNT

Form L58

Statutory Warranty Deed

THE GRANTOR MARY STEPHENS, a single woman

for and in consideration of TEN DOLLARS (\$10.00) and all other valuable considerations

in hand paid, conveys and warrants to WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife, the following described real estate, situated in the County of _____, State of Washington: Clerk _____

The North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian.
EXCEPT the West half thereof;
Also EXCEPT the South 460 feet of the East 950 feet thereof;
Also EXCEPT that portion described as follows;

Beginning at the Northeast corner of the above described tract and running thence West 247 feet; thence South 38° 29' East 287.6 feet; thence South 27° 49' East 50.9 feet; thence South 0° 51' West 27.5 feet to a point in the County Road; thence North 69° 33' East along said County Road to the East line of the Southwest quarter of said section; and thence North along said East line to the place of beginning. Also EXCEPT that portion lying within _____ North Fork Road.

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT

Ch. 11 Rev. Laws 1951
7200 has been paid
Sept. 30, 1971 to 9-9-71

Att.# 0 Date 3-5-91
For Clerk's use and see
Att.# 0
Notary
Clark County Treasurer

Notary
Clark County Treasurer
Deputy

Dated this 27th day of August 1971

Mary Stephens

STATE OF WASHINGTON,
County of Clark

On this day personally appeared before me MARY STEPHENS, a single woman, WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of August 1971. 140

Robert R. Reichfeld
Notary Public in and for the State of Washington,
residing at Vancouver

3-5-91

G 583556

REAL ESTATE CONTRACT

794455

THIS CONTRACT, made and entered into this 23 day of August, 1971

between MARY STEPHENS, a single woman.

hereinafter called the "seller," and WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife.

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in Clark County, State of Washington:

The North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian.

EXCEPT the West half thereof;

Also EXCEPT the South 460 feet of the East 950 feet thereof;

Also EXCEPT that portion described as follows;

Beginning at the Northeast corner of the above described tract and running thence West 247 feet; thence South 38° 29' East 287.6 feet; thence South 27° 49' East 50.9 feet; thence South 0° 51' West 27.5 feet to a point in the County Road; thence North 69° 33' East along said County Road to the East line of the Southwest quarter of said section; and thence North along said East line to the place of beginning. Also EXCEPT that portion lying within LaCenter-North Fork Rd.

The terms and conditions of this contract are as follows: The purchase price is Seven Thousand, two hundred Dollars and no/100-----(\$ 7,200.00) Dollars, of which

(\$ NONE) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Fifty Dollars and no/100-----(\$ 50.00) Dollars, or more at purchaser's option, on or before the 1st day of September, 19 71,

and Fifty Dollars and no/100-----(\$ 50.00) Dollars, or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said purchase price shall have been fully paid.

The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 5% per cent per annum from the 1st day of September, 19 71,

which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made at Rt. 2, Box 6 LaCenter, Washington 98729

or at such other place as the seller may direct in writing.

Real Estate Excise Tax Ch. 11 Rev. Laws 1951

\$ 72.00 has been paid

Rept. # 43879 Date 9-2-71

Sec. 61, see Ad. No. _____

June S. Sparks

Clark County Treasurer

By [Signature] Deputy

As referred to in this contract, "date of closing" shall be _____

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Transamerica Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- a. Printed general exceptions appearing in said policy form;
b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

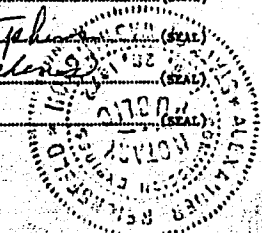
Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Mary Stephens (SEAL)
William Dean Stephens (SEAL)
Betty Jean Stephens (SEAL)

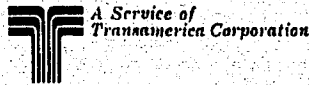


STATE OF WASHINGTON, } ss.
County of Clark }

On this day personally appeared before me MARY STEPHENS, a single woman, WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of August, 1971
Alexander Renschbold
Notary Public in and for the State of Washington,
residing at Vancouver

Transamerica Title Insurance Co



Filed for Record at Request of

Name: Bayer & Co, Inc
Address: 9102 Highway 99
City and State: Vancouver, WA 98665

THIS SPACE RESERVED FOR RECORDER'S USE:
FILED FOR RECORD
BOYER & CO, WASH.
SEP 23 12 PM '71
AUDITOR DON BONKER

Form 66
Ex. 464, Pg. 232

WARRANTY DEED G22677
STATUTORY FORM
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantors **W.E. Stephens and Janet E. Stephens, husband and wife**
of the city of _____, county of **Clark**

State of Washington, for and in consideration of
Ten and no/100 (\$10.00) dollars,
in hand paid, convey and warrant to **Mary Stephens, a single woman**

the following described real estate, situate in the county of **Clark**
state of Washington:

Beginning at the Northeast corner of the Southwest Quarter of Section Thirty-four (34) in Township Five(5) North of Range One (1) East of the Willamette Meridian; running thence West One Hundred and Sixty (160) rods to the Northwest corner of said Quarter Section; thence South Forty-six and one half (46 1/2) rods; thence East One Hundred Sixty (160) rods to the East line of the said Quarter Section; thence north Forty-six and one half rods (46 1/2) to the place of beginning;

EXCEPT a triangular tract described as follows:
Beginning at the Northeast corner of the above described tract and running thence West 247 feet, thence South 35' 29" East 887.8 feet, thence South 27' 10" East 50.9 feet thence South 6' 51" East 27.5 feet to a point on the County Road; thence North 09' 23" East along said County Road, to the East line of the Southwest Quarter of said Section and thence North along said East line to the place of beginning;

Subject to the right-of-way or easement for power lines granted to Northwestern Electric Co, a Washington corporation, recorded in Book 201 of Deeds at page 4 Records of Clark County, Washington

subject to a life estate for the Grantors which is hereby reserved

Dated this **23rd** day of **April** 19**49**

W. E. Stephens (SEAL)
Janet E. Stephens (SEAL)

(SEAL)
(SEAL)

STATE OF WASHINGTON }
County of Clark } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 26th day of April 1949 personally appeared before me W.E. Stephens and Janet E. Stephens, husband and wife since prior to acquiring title to me known to be the individual^s described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



Given under my hand and official seal the day and year last above written.

W. H. Hearn
Notary Public in and for the State of Washington,
residing at La Center, Washington.

STATE OF WASHINGTON }
County of _____ } ss.

On this _____ day of _____ before me personally appeared _____ and _____ to me known to be the _____ and _____ of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

Mary Stephens
804

1:30 11:17

MAIL TO
Mary Stephens
La Center, Wash
R2

464 333

WARRANTY DEED
(STATUTORY FORM)
FROM _____
TO _____

9408030128

800

WARRANTY DEED

THE GRANTORS, WILLIAM D. STEPHENS and BETTY J. STEPHENS, husband and wife, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to CHARLES D. RERICK and MARY SUE RERICK, husband and wife, the following-described real property, situate in the County of Clark, State of Washington:

*APN
258971-000*

The West half of the South 460 feet of the East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

TOGETHER WITH AND SUBJECT TO, a 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34;

Thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

DATED this 10th day of September, 1990.

William D. Stephens

WILLIAM D. STEPHENS

Betty J. Stephens

BETTY J. STEPHENS

Proc. Excise Receipt # 316412
WARRANTY DEED
PAGE 1 OF 2

303

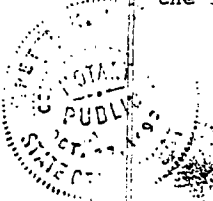
JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P. O. BOX 96
BATTLE GROUND, WASHINGTON 98604
(206) 887-7106

AUGUST 3, 1994

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that WILLIAM D. STEPHENS and BETTY J. STEPHENS, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 16 day of September, 1990.



Elizabeth Lude

NOTARY PUBLIC in and for the State
of Washington; my appt. expires: _____

Elizabeth Lude
AUG 3 1 14 PM '94
ELIZABETH LUDE

WARRANTY DEED
PAGE 2 OF 2

304

JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P. O. BOX 22
BATTLE GROUND, WASHINGTON 98604
(206) 687-7106

AUGUST 3, 1994

3/19/04



SECURITY TITLE INSURANCE COMPANY OF WASHINGTON
1108 SECOND AVENUE, SEATTLE, WASHINGTON 98101 MAIN 3-0870

THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of

3218725
 Page: 2 of 3
 05/15/2000 01:32P
 18.00 Clark County, WA

NAME _____

ADDRESS _____

CITY AND STATE _____

Warranty Fulfillment Deed

THE GRANTOR MARY STEPHENS, a single woman

for and in consideration of Ten Dollars and Other Considerations

in hand paid, conveys and warrants to William Dean Stephens and Betty Jean Stephens, Husband and Wife, State of Washington: the following described real estate, situated in the county of Clark

The following described real property situated in the County of Clark, State of Washington, to-wit:

That portion of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, described as follows:

The South 460 feet of the East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian.

EXCEPT that portion lying within LaCenter-North Fork Road.

ALSO EXCEPT any portion of the above described tract lying within the following described property:

Beginning at the Northeast corner of the above described tract and running thence West 247 feet; thence South 38° 29' East 287.6 feet; thence South 27° 49' East 50.9 feet; thence South 0° 51' West 27.5 feet to a point in the County Road; thence North 69° 33' East along said County Road to the East line of the Southwest quarter of said Section; and thence North along said East line of the place of beginning.

Reserving unto the Seller a life estate upon the following described property:

Beginning at the Southeast corner of the above described property; thence North along the East line thereof 200 feet to the true point of beginning; thence continuing North along said East line 150 feet; thence West parallel with the South line of the above described property 290.4 feet; thence South parallel with the East line of the above described property 150 feet; thence East parallel with the South line of the above described property 290.4 feet to the true point of beginning.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 30, 1975, 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.

Dated this 28th day of July, 1975.

Mary Stephens (SEAL)

_____ (SEAL)

STATE OF WASHINGTON,
County of Cowlitz ss.

On this day personally appeared before me Mary Stephens as is known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of July, 1975.

M. Hegorins
Notary Public in and for the State of Washington,
residing at Woodland

Bk. 64, Pg. 232

WARRANTY DEED G22677
STATUTORY FORM
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantors **W. E. Stephens and Janet E. Stephens, husband and wife**
of the city of _____, county of **Clark**

state of Washington, for and in consideration of
Ten and no/100 (\$**10.00**) dollars,
in hand paid, convey and warrant to **Mary Stephens, a single woman**

the following described real estate, situate in the county of **Clark**
state of Washington:

Beginning at the northeast corner of the Southwest Quarter of Section Thirty-four (34) in Township Five(5) North of Range One (1) East of the Willamette Meridian; running thence West One Hundred and Sixty (160) rods to the Northwest corner of said Quarter Section; thence South Forty-six and one half (46 1/2) rods; thence East One Hundred Sixty (160) rods to the East line of the said Quarter Section; thence north Forty-six and one half rods (46 1/2) to the place of beginning;

EXCEPT a triangular tract described as follows:
Beginning at the northeast corner of the above described tract and running thence West 247 feet, thence South 35° 29' East 287.8 feet, thence South 27° 15' East 50.9 feet thence South 6° 51' East 27.5 feet to a point on the County Road; thence North 69° 33' East along said County Road, to the East line of the Southwest Quarter of said Section and thence North along said East line to the place of beginning;

Subject to the right-of-way or easement for power lines granted to Northwestern Electric Co, a Washington corporation, recorded in Book 201 of Deeds at page 4 Records of Clark County, Washington

subject to a life estate for the Grantors which is hereby reserved

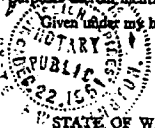
Dated this **23rd** day of **April** 1949.....

W. E. Stephens (SEAL)
Janet E. Stephens (SEAL)

(SEAL)
(SEAL)

STATE OF WASHINGTON }
County of Clark } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 26th day of April 1949 personally appeared before me W. E. Stephens and Janet E. Stephens, husband and wife since prior to acquiring title to me known to be the individual^s described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



Given under my hand and official seal the day and year last above written.

W. E. Stephens
Notary Public in and for the State of Washington,
residing at La Center, Washington.

STATE OF WASHINGTON }
County of _____ } ss.

On this _____ day of _____ before me personally appeared _____ and _____ to me known to be the _____ and _____ of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

Mary Stephens
804

MAIL TO
Mary Stephens
La Center, Wash
Rz

APR 27 1949
464 333

WARRANTY DEED
(STATUTORY FORM)
FROM _____
TO _____

9008310235

229 50
314191 8-31-90
Deputy

WARRANTY DEED

THE GRANTORS, WILLIAM D. STEPHENS and BETTY J. STEPHENS, husband and wife, for and in consideration of the sum of Fifteen Thousand and NO/100 Dollars (\$15,000.00) and other good and valuable consideration in hand paid, convey and warrant to CHARLES D. RERICK and MARY SUE RERICK, husband and wife, the following-described real property, situate in the County of Clark, State of Washington:

APN
258972-000

The North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.
EXCEPT the West half thereof.
ALSO EXCEPT the East 950 feet thereof.

TOGETHER WITH AND SUBJECT TO, a 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34;

Thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 1,320 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

ALSO SUBJECT TO a 20 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across that portion of the West 20 feet of the above described tract lying North of the 60 foot wide easement described above.

549

WARRANTY DEED
PAGE 1 OF 2

JACKSON, JACKSON & KURTZ, INC. P.S.
ATTORNEYS AT LAW
P. O. BOX 96
BATTLE GROUND, WASHINGTON 98604
(206) 687-7106

Grantors herein reserve, for themselves and their successors and assigns, participation in the above non-exclusive easements for the benefit of Grantor's property in said Section 34.

SUBJECT TO easements of record.

DATED this 25th day of August, 1990.

William D. Stephens
WILLIAM D. STEPHENS

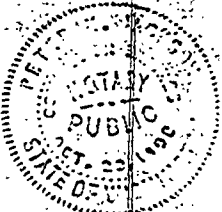
Betty J. Stephens
BETTY J. STEPHENS

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that WILLIAM D. STEPHENS and BETTY J. STEPHENS, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 25 day of August, 1990.

John R. Jackson
NOTARY PUBLIC in and for the State
of Washington; my appt. expires:
10-23-93



FILED FOR RECORD
CLERK SO. WASH
Elizabeth A. Luce
AUG 31 1 21 PM '90

550

AUDITOR
ELIZABETH A. LUCE
WARRANTY DEED
PAGE 2 OF 2

JACKSON, JACKSON & KURTZ, INC. P.S.
ATTORNEYS AT LAW
P. O. BOX 98
BATTLE GROUND, WASHINGTON 98604
(206) 687-7106

(59) (59A)

34.5 (1/2 SW



Please National Title Insurance Company
WASHINGTON TITLE DIVISION
Filed for Record at Request of

THIS SPACE RESERVED FOR RECORDER'S USE.
9103050062

REVENUE STAMPS

TO Beyer & Cox, Inc.
9102 Hiram St.
Vancouver, Washington

FILED FOR RECORD
CLARK CO. WASH.
Patricia Johnson
MAR 5 11:50 AM '91

DOCUMENT NO.

Form L55

Statutory Warranty Deed

THE GRANTOR MARY STEPHENS, a single woman

for and in consideration of TEN DOLLARS (\$10.00) and all other valuable considerations in hand paid, conveys and warrants to WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife, the following described real estate, situated in the County of Clark, State of Washington:

The North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian. EXCEPT the West half thereof; Also EXCEPT the South 460 feet of the East 950 feet thereof; Also EXCEPT that portion described as follows;

Beginning at the Northeast corner of the above described tract and running thence West 247 feet; thence South 38° 29' East 287.6 feet; thence South 27° 49' East 50.9 feet; thence South 0° 51' West 27.5 feet to a point in the County Road; thence North 69° 33' East along said County Road to the East line of the Southwest quarter of said section; and thence North along said East line to the place of beginning. Also EXCEPT that portion lying within Section 34 North Fork Road.

Exempt from taxes
Ch. 11 Sec. 105 USC
EXEMPT
Mfg# 0 Tax 3591
For abstr. fee and see
Mfg# 0
Clark County Treasurer
7200 has been paid
93877 Date 9-2-71
L. Allen

Dated this 27th day of August 1971

Mary Stephens

STATE OF WASHINGTON,
County of Clark

On this day personally appeared before me MARY STEPHENS, a single woman. WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of August 1971 140

Robert R. Richfield
Notary Public in and for the State of Washington,
residing at Vancouver

3-5-91

G 583556

REAL ESTATE CONTRACT

794155

THIS CONTRACT, made and entered into this 23 day of August, 1971

between MARY STEPHENS, a single woman.

hereinafter called the "seller," and WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife.

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in Clark County, State of Washington:

The North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian.

EXCEPT the West half thereof;

Also EXCEPT the South 460 feet of the East 950 feet thereof;

Also EXCEPT that portion described as follows;

Beginning at the Northeast corner of the above described tract and running thence West 247 feet; thence South 38° 29' East 287.6 feet; thence South 27° 49' East 50.9 feet; thence South 0° 51' West 27.5 feet to a point in the County Road; thence North 69° 33' East along said County Road to the East line of the Southwest quarter of said section; and thence North along said East line to the place of beginning. Also EXCEPT that portion lying within LaCenter-North Fork Rd.

The terms and conditions of this contract are as follows: The purchase price is Seven Thousand, two hundred Dollars and no/100-----(\$ 7,200.00) Dollars, of which (\$ NONE) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Fifty Dollars and no/100-----(\$ 50.00) Dollars, or more at purchaser's option, on or before the 1st day of September, 19 71, and Fifty Dollars and no/100-----(\$ 50.00) Dollars, or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 5% per cent per annum from the 1st day of September, 19 71, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made at Rt. 2, Box 6 LaCenter, Washington 98729 or at such other place as the seller may direct in writing.

Real Estate Excise Tax Ch. 11 Rev. Laws 1951

\$ 12.00 has been paid

Rept. # 43874 Date 9-2-71

Sec. 61, see A.D. No.

June S. Sparks

Clark County Treasurer

By Joe Allen

Deputy

As referred to in this contract, "date of closing" shall be _____

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Transamerica Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- a. Printed general exceptions appearing in said policy form;
b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

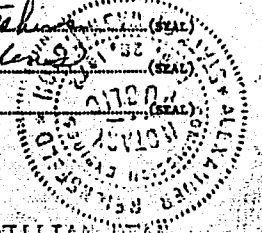
Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Mary Stephens (SEAL)
William Dean Stephens (SEAL)
Betty Jean Stephens (SEAL)

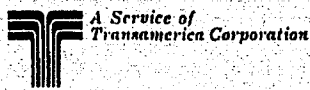


STATE OF WASHINGTON, }
County of Clark } ss.

On this day personally appeared before me MARY STEPHENS, a single woman, WILLIAM DEAN STEPHENS and BETTY JEAN STEPHENS, husband and wife, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of August, 1971
Alexander Reinhold
Notary Public in and for the State of Washington,
residing at VANCOUVER

Transamerica Title Insurance Co



Filed for Record at Request of

Name: Boyer & Coy, Inc.
Address: 9102 Hurway 99
City and State: Vancouver WA 98665

THIS SPACE RESERVED FOR RECORDER'S USE.
FILED FOR RECORD
Boyer & Coy
SEP 2 3 12 PM '71
AUDITOR DON BONKER

Bk. 464, Pg. 332

WARRANTY DEED G22677
STATUTORY FORM
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantors **W.E. Stephens and Janet E. Stephens, husband and wife**
of the city of _____, county of **Clark**.....

state of Washington, for and in consideration of
Ten and no/100 (\$**10.00**.....) dollars,
in hand paid, convey and warrant to **Mary Stephens, a single woman**

the following described real estate, situate in the county of **Clark**.....
state of Washington:

Beginning at the Northeast corner of the Southwest Quarter of Section Thirty-four (34) in Township Five(5) North of Range One (1) East of the Willamette Meridian; running thence West One Hundred and Sixty (160) rods to the Northwest corner of said Quarter Section; thence South Forty-six and one half (46½) rods; thence East One Hundred Sixty (160) rods to the East line of the said Quarter Section; thence north Forty-six and one half rods (46½) to the place of beginning;

EXCEPT a triangular tract described as follows:
Beginning at the Northeast corner of the above described tract and running thence West 247 feet, thence South 38° 29' East 227.8 feet, thence South 27° 15' East 50.9 feet thence South 6° 51' East 27.5 feet to a point on the County Road; thence north 69° 32' East along said County Road, to the East line of the Southwest Quarter of said Section and thence north along said East line to the place of beginning;

Subject to the right-of-way or easement for power line granted to Northwestern Electric Co, a Washington corporation, recorded in Book 201 of Deeds at page 4 Records of Clark County, Washington

subject to said real estate for the Grantors which is hereby reserved

Dated this **33rd** day of **April** 1949.....

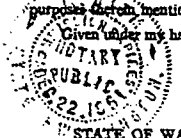
W. E. Stephens (SEAL)
Janet E. Stephens (SEAL)
..... (SEAL)
..... (SEAL)

STATE OF WASHINGTON }
County of Clark } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 26th day of April 1949 personally appeared before me T. E. Stephens and Janet E. Stephens, husband and wife since prior to acquiring title

to me known to be the individual^s described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.



W. H. H. H.
Notary Public in and for the State of Washington,
residing at La Center, Washington.

STATE OF WASHINGTON }
County of _____ } ss.

On this _____ day of _____ before me personally appeared _____ and _____

to me known to be the _____ and _____ of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

Mary Stephens
804. --

1:30 11:27

MAIL TO
Mary Stephens
La Center, Wash
Rz

464 333

WARRANTY DEED
(STATUTORY FORM)

FROM _____
TO _____