Sales History

199845-000

Clark County Title

Clark County Parcel Profile

Clark County Title
1400 Washington St. Suite 100 Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

Parcel Information

Parcel #: **199845000**
Related Parcel:
Site Address:
WA 98662
Owner: Clark County Public Works
PO Box 9810
Vancouver WA 98666
Twn/Range/Section: T: 02N R: 02E S: 04 Q: NW
Parcel Size: 2.12 Acres (92,347 SqFt)
Plat/Subdivision:
Plat Volume/Page: /
Lot:
Block:
Census Tract/Block: 040703/1001
Map: 507-G4
Levy Code: 114037
Levy Rate: 12.8764918027
Mkt Land Value: $12,700
Mkt Impr Value: $0
Total Mkt Value: $12,700 (2015)
Total Assd Value: $0 (2015)

Tax Information

Tax Year	Annual Tax
2016	$0
2015	$301
2014	$0

Legal

#13 JAMES MCALLISTER DLC 2.12 A

Land

Land Use: 492 - GARBAGE RELATED BLDG OR STRUCTURE
Zoning: IL - Light industrial (IL, ML, LI, IND, LI/EC)
Watershed: Salmon Creek-Frontal Columbia River
Neighborhood: 7770
School District: 114 Evergreen
View:

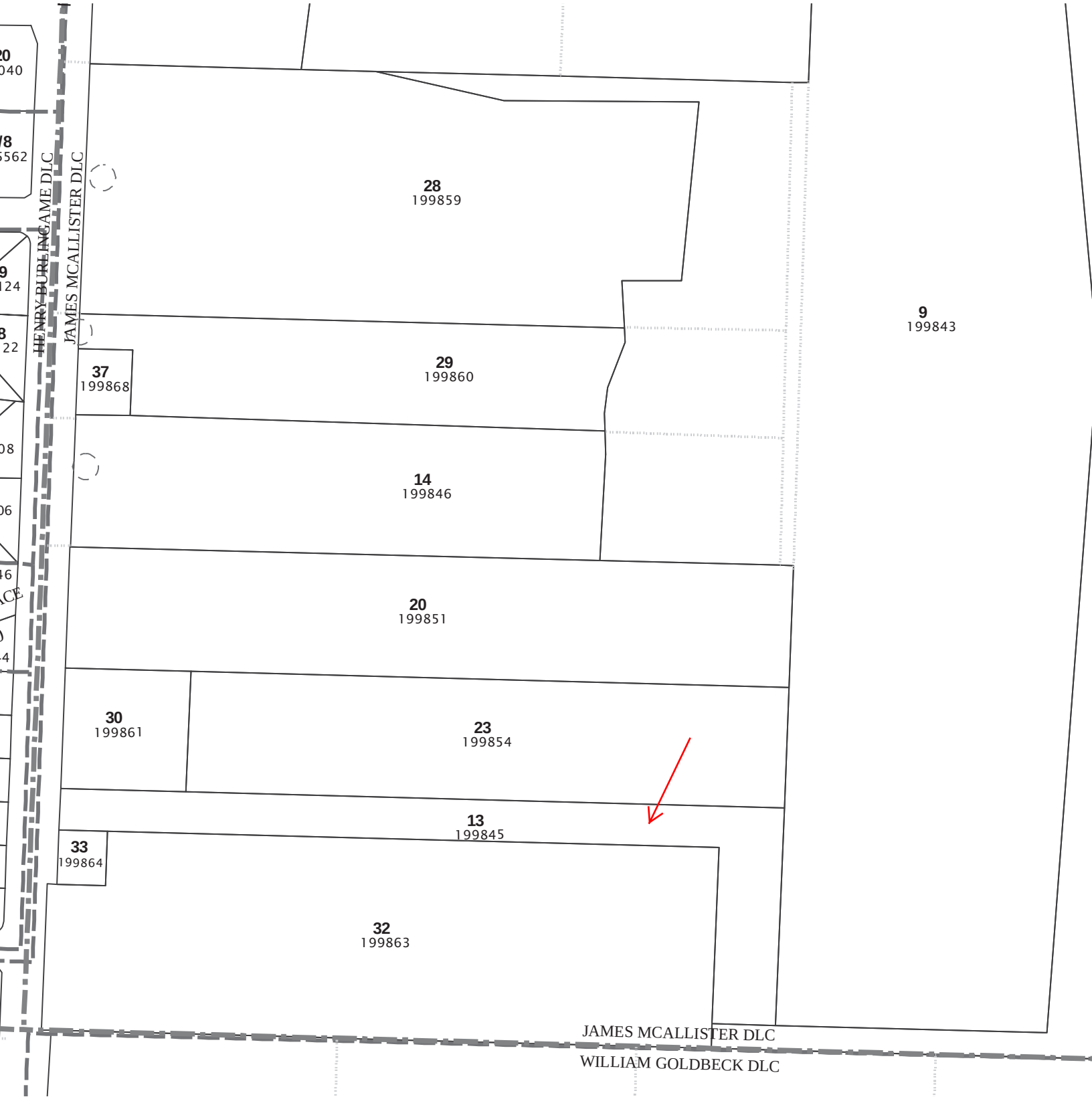
Improvement

Year Built:	0	Stories:	0.00	Building Type:	-
Total Baths:	0.00	Bedrooms:	0	A/C:	No
Full Baths:	0	3Qtr Baths:	0	Half Baths:	0
Finished SqFt:	0	Roof Covering:		Bsmt Fin/Unfin:	0/0
Garage SqFt:	0	Carport SqFt:	0	Deck SqFt:	0
Fireplace:	0	Heat:		Buildings Count:	0

Transfer Information

Rec. Date:	11/27/12	Sale Price:	$1,385,000	Doc Num:	Doc Type:
Owner:	CLARK COUNTY PUBLIC WORKS			Grantor:	
Orig. Loan Amt:				Title Co:	
Finance Type:		Loan Type:		Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.


20
040
78
562
9
124
8
22
08
06
46
ACE
4
HENRY BURLINGAME DLC
JAMES MCALLISTER DLC
28
199859
9
199843
37
199868
29
199860
14
199846
20
199851
30
199861
23
199854
13
199845
33
199864
32
199863
JAMES MCALLISTER DLC
WILLIAM GOLDBECK DLC

2

4921732 D
RecFee - $80.00 Pages: 9 - CLARK COUNTY TITLE CO
Clark County, WA 12/14/2012 12:04

After recording return to:
Clark County Public Works
Real Property Services
P.O. Box 9810
Vancouver, WA 98666-9810

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
$ 24653 has been paid
Recp.# 1086076 Date 12.14.12
Sec. 61, see Affd. No.
Doug Lasher
Clark County Treasurer
BY LM
Deputy

Document Title: Statutory Warranty Deed
Grantor: Leichner Landfill Disposal Program
Grantee: Clark County, Washington
Legal Description: #9 #16 #25 #27 #32 #13 #14 #29 #28 #26 #38
James McAllister DLC; Newton NW 1/2 Lot 1 N 1/2 Lot 2, 3, 4 & 5
Additional Legal Description is attached as Exhibit "A"
Serial #'s: 199843-000; 199856-000; 199858-000; 105740-000; 199863-000; 199845-000; 199869-000 & Ptn of Serial #'s: 199846-000; 199860-000; 199859-000; 199857-000
Project: Leichner Landfill Disposal Program
WO#: 11982

PW 12-82
120902

STATUTORY WARRANTY DEED

THE GRANTOR **LEICHNER BROTHERS LAND RECLAMATION CORPORATION, who acquired title as Leichner Brothers Land Reclamation, a Washington corporation,** for and in consideration of valuable consideration as set out in part below, conveys and warrants to **CLARK COUNTY, a political subdivision of the State of Washington**, its heirs and assigns, the following described real estate situated in the County of Clark, State of Washington, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH, BY THIS REFERENCE, IS INCORPORATED HEREIN

Subject to the encumbrances, exceptions, easements, restrictions and reservations set forth in Exhibit "B", which is attached hereto and made a part hereof by this reference.

The Grantor represents and warrants that they are not aware of any hazardous or toxic waste, substance or materials on or under the subject property.

NOTE: It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Commissioners.

CONSIDERATIONS: One Million Five Hundred Thousand and No/100 Dollars ($1,500,000.00).

Statutory Warranty Deed
Serial #'s: 199843-000; 199856-000; 199858-000; 105740-000; 199863-000; 199845-000; 199869-000 & Ptn of Serial #'s: 199846-000; 199860-000; 199859-000; 199857-000
Project: Leichner Landfill Disposal Program
WO #: 11982

Dated this 27th day of November, 2012.

Leichner Brothers Land Reclamation Corporation

By: Craig Leichner

Authorized Signer, Title PRESIDENT

By: _____

Authorized Signer, Title

Accepted for recording by:
Board of County Commissioners
Clark County, Washington

Marc Boldt, Chair

Steve Stuart, Commissioner

Tom Mielke, Commissioner

STATE OF WASHINGTON

COUNTY OF CLARK

On this day personally appeared before me Craig Leichner and _____ to me known to be the President of Leichner Brothers Land Reclamation Corporation, and acknowledged that said instrument to be the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was/were authorized to execute said instrument.

Dated: November 27, 2012

Pam Mason
Pam Mason
Notary Public in and for the State of WA
Residing at Vancouver WA
My commission expires: 5-01-13

PAM MASON
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 1, 2013
STATE OF WASHINGTON

N:\CIP\NON-PROJECT\REAL PROPERTY\11982 LEICHNER LANDFILL DISPOSAL PROGRAM\SWD.DOC

Exhibit "B"

1. Easement for public road recorded January 14, 1918 in Book 123, Page 603, records of Clark County, Washington.

2. Easement for electric transmission and distribution to Public Utility District No. 1 of Clark County recorded November 12, 1948 as Auditor's File No. G 12620, records of Clark County. Washington.

3. Easement for electric transmission and distribution to Public Utility District No. 1 of Clark County recorded December 19, 1961 as Auditor's File No. G 322002, records of Clark County, Washington.

4. Easement for electric transmission and distribution to Public Utility District No. 1 of Clark County recorded October 26, 1962 as Auditor's File No. G 343840, records of Clark County, Washington.

5. Water Rights and the terms and conditions thereof recorded as Auditor's File No. G 470646, records of Clark County, Washington.

6. Water Rights and the terms and conditions thereof recorded as Auditor's File No. G 494670, records of Clark County, Washington.

7. Easement for electric transmission and distribution to Public Utility District No. 1 of Clark County recorded May 19, 1970 as Auditor's File No. G 554307, records of Clark County, Washington.

8. Easement for electric transmission and distribution to Public Utility District No. 1 of Clark County recorded May 25, 1971 as Auditor's File No. G 575504, records of Clark County, Washington.

9. Easement for electric transmission and distribution to Public Utility District No. 1 of Clark County recorded May 11, 1982 as Auditor's File No. 8205110109, records of Clark County, Washington.

10. Agreement for prorated sewer connections recorded as Auditor's File No. 8403230007, records of Clark County, Washington.

11. Easement for underground communication lines to Pacific Northwest Bell Telephone Company, a Washington corporation, its successors and assigns recorded on August 23, 1985 as Auditor's File No. 8508230193.

12. Easement for electric transmission and distribution to Public Utility District No. 1 of Clark County recorded October 23, 1985 as Auditor's File No. 8510230119, records of Clark County, Washington.

13. Utility Service Covenant for furnishing water and/or sewer service and agreement regarding annexation to the City of Vancouver recorded on December 18, 1987 as Auditor's File No. 8712180001, records of Clark County, Washington.

14. Utility Service Covenant for furnishing water and/or sewer service and agreement regarding annexation to the City of Vancouver recorded on May 12, 1988 as Auditor's File No. 8805120019, records of Clark County, Washington.

15. Easement for electric transmission and distribution to Public Utility District No. 1 recorded on March 3, 1993 as Auditor's File No. 9303030217, records of Clark County, Washington.

16. Covenants, conditions and restrictions imposed by instrument filed under Clark County Superior Court Cause No. 96 2 03081 7, records of Clark County, Washington.

17. Covenants, conditions and restrictions imposed by instrument recorded as Auditor's File No. 9804090180, records of Clark County, Washington.

18. Matter set forth by survey in Book/Page of Surveys 18/9, records of Clark County, Washington.

19. Matters set forth by survey recorded August 1, 1996 in Book/Page of Surveys 40/41, records of Clark County, Washington.

20. Matters set forth by survey recorded October 24, 2002 in Book/Page of Surveys 50/97, records of Clark County, Washington.

21. Transfer of Monies in Financial Assurance Reserve Fund (FARF) Pursuant to Disposal Agreement recorded October 25, 2005 as Auditor's File No. 4072088, records of Clark County, Washington.

OLSON ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR LEICHNER BROTHERS LAND RECLAMATION
Clark County Parcel I

August 25, 2009

A parcel of property in the James McAllister and the William Goldbeck Donation Land Claims and in a portion of the plat of Newton as recorded in Book A of Plats at Page 60, Clark County records, in the North half of Section 4, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington described as follows:

COMMENCING at the Southwest corner of said McAllister Donation Land Claim;

THENCE North 02° 09' 58" East along the West line of said McAllister Donation Land Claim 753.11 feet to the North line of that tract conveyed to Felix F. Fleischer by deed recorded under Auditor's File No. 8403160018, Clark County Deed Records;

THENCE South 88° 29' 04" East along said North line 850.15 feet to the West line of that parcel described in Exhibit A of Boundary Line Agreement recorded under Auditor's File No. 9302170319, Clark County Deed Records and the TRUE POINT OF BEGINNING;

THENCE along said West line the following courses:

THENCE North 04° 03' 55" East 157.74 feet;

THENCE North 05° 00' 52" West 62.39 feet;

THENCE North 09° 23' 06" East 45.95 feet;

THENCE North 21° 38' 11" East 73.95 feet;

THENCE North 03° 53' 37" West 95.70 feet;

THENCE South 88° 55' 24" East 95.97 feet;

THENCE North 04° 57' 43" East 277.44 feet;

OLSON ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

THENCE North 89° 23' 23" West 301.36 feet;

THENCE North 76° 57' 08" West 205.44 feet;

THENCE North 88° 29' 24" West 111.86 feet;

THENCE North 07° 18' 23" East 580.41 feet to the South line of the Kuhnhausen parcel as described in Exhibit D of Boundary Line Agreement recorded under Auditor's File No. 9108090261, Clark County Deed Records;

THENCE South 87° 51' 35" East along said South line 732.16 feet to the East line of said Kuhnhausen parcel;

THENCE North 02° 21' 36" East along said East line 186.54 feet to the North line of that parcel conveyed to 9811 NE 94th Avenue, LLC by document recorded under Auditor's File No. 4521093, Clark County Deed Records;

THENCE South 88° 28' 27" East, parallel with the North line of the South half of said McAllister Donation Land Claim 1174.65 feet to the East line of said McAllister Donation Land Claim;

THENCE South 02° 07' 55" West along said East line 1759.91 feet to the Northwest corner of the Napoleon McGilvery Donation Land Claim;

THENCE South 01° 59' 43" West continuing along said East line 492.81 feet to the Southeast corner of said Mcallister Donation Land Claim;

THENCE North 88° 29' 04" West along the South line of said McAllister Donation Land Claim 227.44 feet to the Northeast corner of the Northwest quarter of Lot 1, of said plat of Newton;

THENCE South 01° 43' 50" West along the East line of said Northwest quarter 473.72 feet to that line established by Boundary Line Agreement recorded under Auditor's File No. 9108090260, Clark County Deed Records;

THENCE North 88° 16' 04" West along said line 981.21 feet;

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LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

THENCE South 01° 43' 50" West continuing along said Boundary Agreement Line 0.41 feet to the South line of the North half of Lot 3 of said plat of Newton;

THENCE North 88° 16' 06" West along said South line and the South lines of the North half of Lot 4 and the North half of Lot 5 of said plat of Newton 1119.46 feet to the centerline of NE 94th Avenue;

THENCE North 02° 10' 22" East along said centerline 466.22 feet to the Southwest corner of said McAllister Donation Land Claim;

THENCE North 02° 09' 58" East along the West line of said McAllister Donation Land Claim 236.55 feet to the Southwest corner of that tract conveyed to Arvid E. Koski by document recorded under Auditor's File No. G 618438, Clark County Deed Records;

THENCE South 88° 29' 04" East along the South line of said Koski tract 90.00 feet to the Southeast corner thereof;

THENCE North 02° 09' 58" East along the East line of said Koski tract 80.00 feet to the Northeast corner thereof;

THENCE North 88° 29' 04" West along the North line of said Koski tract 90.00 feet to the West line of said McAllister Donation Land Claim;

THENCE North 02° 09' 58" East along said West line 60.00 feet to the South line of said Fleischer tract as adjusted by Boundary Line Agreement recorded under Auditor's File No. 9302170319, Clark County Deed Records;

THENCE South 88° 29' 04" East along said South line 1157.05 feet to the West line of said parcel described in Exhibit A of Boundary Line Agreement recorded under Auditor's File No. 9302170319, Clark County Deed Records;

THENCE North 01° 43' 14" East along said West line 376.53 feet to the North line of said Fleisher tract;

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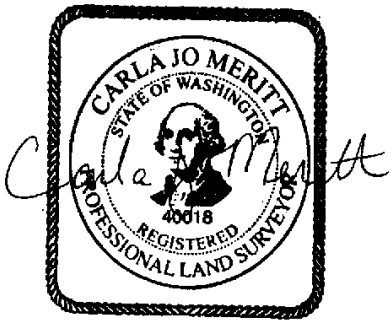
LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

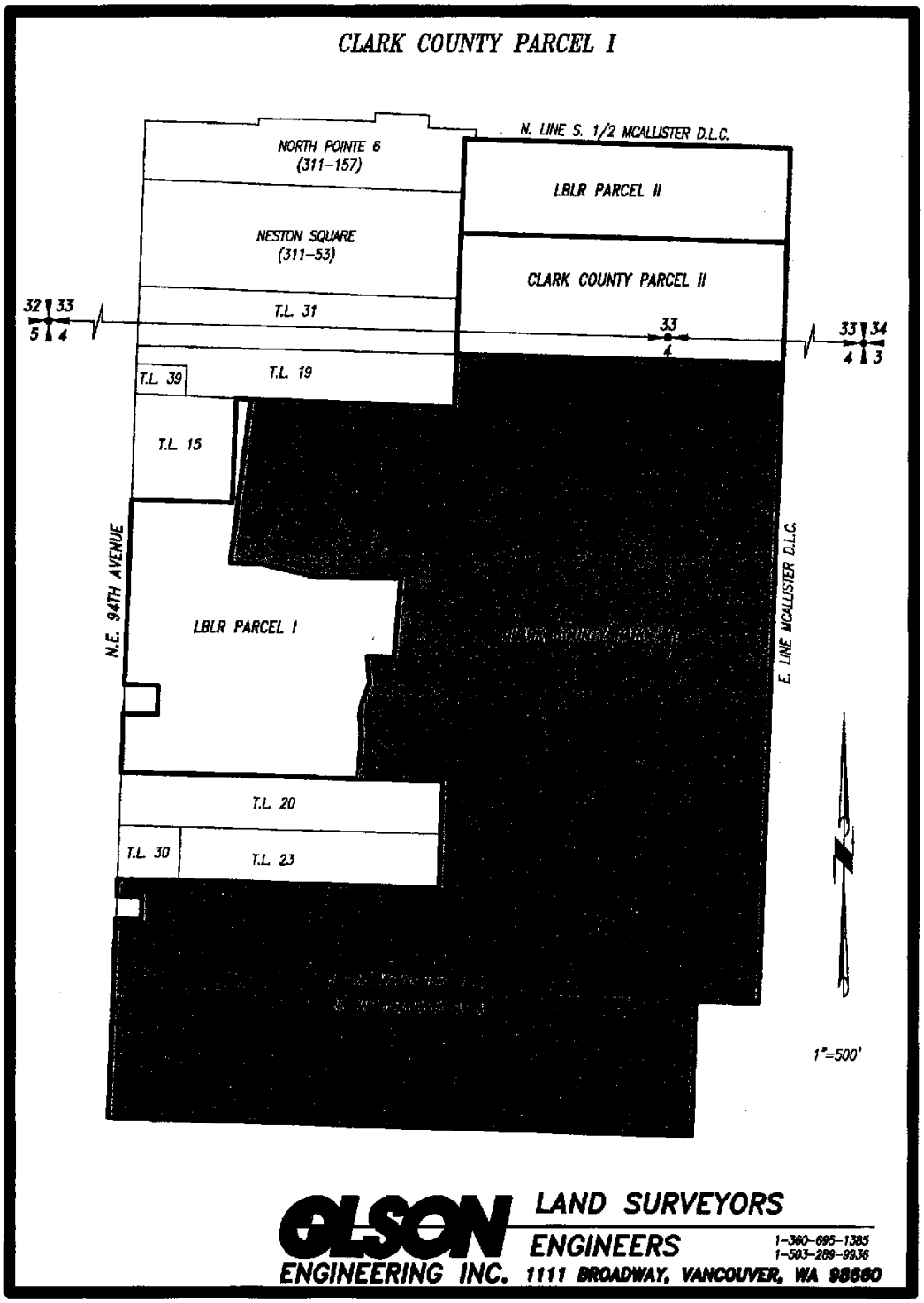
THENCE North 88° 29' 04" West along said North line 303.98 feet to the TRUE POINT OF BEGINNING.

EXCEPT any portion thereof lying within the public right-of-way.



8-28-09

Clark Auditor Fri Dec 14 12:04:54 PST 2012 4921732 Page 8


CLARK COUNTY PARCEL I
N. LINE S. 1/2 MCALLISTER D.L.C.
NORTH POINTE 6
(311-157)
LBLR PARCEL II
NESTON SQUARE
(311-53)
CLARK COUNTY PARCEL II
32 33
5 4
T.L. 31
33
4
33 34
4 3
T.L. 39
T.L. 19
T.L. 15
N.E. 94TH AVENUE
LBLR PARCEL I
E. LINE MCALLISTER D.L.C.
T.L. 20
T.L. 30
T.L. 23
1"=500'
OLSON
ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
1-360-695-1385
1-503-289-9936
1111 BROADWAY, VANCOUVER, WA 98660

VII

G 737928

1033509

CORRECTION DEED

JOHN LEICHNER and LILLY MAY LEICHNER, husband and wife; and ELMER LEICHNER and MARGIE LEICHNER, husband and wife; and LORRY LEICHNER and IVA LEICHNER, husband and wife, hereinafter referred to as Grantors, hereby convey and warrant to LEICHNER BROTHERS LAND RECLAMATION CORPORATION, a Washington corporation, hereinafter referred to as Grantee, the following described real estate situated in Clark County, State of Washington, to-wit:

BEGINNING at a point on the West line of the James and Delilah McAllister Donation Land Claim in Section 4, Township 2 North, Range 2 East of the Willamette Meridian 376.53 feet North of the Southwest corner thereof, said point of beginning being the Southwest corner of that certain tract conveyed to Ferdinand A. Leedy by deed recorded in Book 85, at page 521, Clark County Deed Records, and running thence Easterly along the South line of said Leedy tract 1156.45 feet to the West line of that certain tract conveyed to Northern Pacific Railway Company by deed recorded in Book 71, at page 255 of said records; thence North 0° 20' East along the West line of said last mentioned tract 369.77 feet to the Southeast corner of that certain tract conveyed to Olvie E. Hurlbert, et vir, by deed recorded in Book 82, at page 180, of said records; thence Westerly along the South line of said Hurlbert tract 20.0 feet; thence North 0° 20' East 753.06 feet to a point on the North line of said Hurlbert tract 20.0 feet West of the Northeast corner thereof; thence Easterly 20.0 feet to said line of said Railway Company tract 1491.8 feet to the Northwest corner thereof; thence East along the North line of said Railway Company tract 150.0 feet; thence South 9° 20' 30' East 1965.3 feet; thence South 86° 05' East 67.0 feet; thence South 3° 55' West 20.0 feet; thence North 86° 05' West 67.0 feet; thence South 3° 55' West 1027.3 feet to a point 30 feet North and 416.88 feet East of the Southwest corner of said Railway Company tract; thence West parallel with and 30 feet North of the South line of said McAllister Donation Land Claim 516.88 feet to a point 100.0 feet West of the West line of said Railway Company tract; thence North parallel with and 100.0 feet West of said West line 280.31 feet to a point 60.0 feet South of the South line of said Leedy tract; thence Westerly parallel with and 60.0 feet South of said South line 1056.45 feet to the West line of said McAllister Donation Land Claim, and thence North 60.0 feet to the point of beginning, containing 26.75 acres, more or less.

This deed is executed to vest the above-described property in the rightful and proper Grantee and to correct that certain deed executed by the trustees of the Philip Leichner Estate, namely: KATIE LEICHNER, CLAUDE SNIDER, MABEL ALLEN and LELAND STRONG, and KATIE LEICHNER as her separate estate, as Grantors, and JOHN LEICHNER, ELMER LEICHNER and LORRY LEICHNER as Grantees, recorded on July 16, 1976 under Clark County Auditor No. G 730681.

WHEREAS the Grantees in that deed under Clark County Auditor No. G 730681 were officers and shareholders of Leichner Brothers Land Reclamation Corporation

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affd. #147006 Date 9-21-76
For details of tax paid see
Affd. #
June S. Sparks
Clark County Treasurer
By

a Washington corporation, at the time of conveyance and said corporation was the purchaser of the above-described property and should be named as the Grantee of record of the above-described property.

DATED this 21 day of Sept, 1976.

X John Leichner Sr.
JOHN LEICHNER, Grantor

X Lilly May Leichner
LILLY MAY LEICHNER, Grantor

Elmer Leichner
ELMER LEICHNER, Grantor

Margie Leichner
MARGIE LEICHNER, Grantor

Larry Leichner
LARRY LEICHNER, Grantor

Iva L Leichner
IVA LEICHNER, Grantor

STATE OF WASHINGTON,)
:ss
County of Clark.)

On this day personally appeared before me JOHN LEICHNER, to me known to be one of the individuals described in and who executed the within and foregoing Correction Deed and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of September, 1976.

NOTARY PUBLIC in and for the State of Washington, residing at Vancouver.

STATE OF WASHINGTON,)
:ss
County of Clark.)

On this day personally appeared before me LILLY MAY LEICHNER, to me known to be one of the individuals described in and who executed the within and foregoing Correction Deed 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 21st day of September, 1976.

NOTARY PUBLIC in and for the State of Washington, residing at Vancouver.

COLORADO
STATE OF ~~WASHINGTON~~)
Boulder :ss
County of ~~Clark~~.)

1033511

On this day personally appeared before me ELMER LEICHNER, to me known to be one of the individuals described in and who executed the within and foregoing Correction Deed and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of September ,1976.

Irwin Seidman

NOTARY PUBLIC in and for the State of ~~Washington~~, residing at ~~Vancouver~~ Boulder, Colorado

IRWIN SEIDMAN NOTARY PUBLIC STATE OF COLORADO

COLORADO
STATE OF ~~WASHINGTON~~,)
Boulder :ss
County of ~~Clark~~.)

On this day personally appeared before me MARGIE LEICHNER, to me known to be one of the individuals described in and who executed the within and foregoing Correction Deed 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 11th day of September ,1976.

Irwin Seidman

NOTARY PUBLIC in and for the State of ~~Washington~~, residing at ~~Vancouver~~ Boulder, Colorado

IRWIN SEIDMAN NOTARY PUBLIC STATE OF COLORADO

STATE OF WASHINGTON,)
:ss
County of Clark.)

On this day personally appeared before me LORRY LEICHNER, to me known to be one of the individuals described in and who executed the within and foregoing Correction Deed and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21 day of Sept ,1976.

NOTARY PUBLIC in and for the State of Washington, residing at Vancouver.

KENNETH R. ELGELAND NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 10, 1979

STATE OF WASHINGTON,)
:ss
County of Clark.)

On this day personally apperared before me IVA LEICHNER, to me known to be one of the individuals described in and who executed the within and foregoing Correction Deed 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 21 day of Sept ,1976.

NOTARY PUBLIC in and for the State of Washington, residing at Vancouver.

KENNETH R. ELGELAND NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 10, 1979

FILED FOR RECORD
CLARK CO. WASH.
SEP 11 2 17 PM '76
AUDITOR
RON DOTZAUER

Kenneth Gustaland

Parcel VII

G 737932

1033516

QUITCLAIM DEED

The Grantors, JOHN LEICHNER and LILLY LEICHNER, husband and wife, for valuable consideration, quitclaim to LORRY LEICHNER and IVA LEICHNER, husband and wife, and ELMER LEICHNER and MARGIE LEICHNER, husband and wife, all interest in and to the following described real estate situated in Clark County, State of Washington, to-wit:

BEGINNING at a point on the West line of the James and Delilah McAllister Donation Land Claim in Section 4, Township 2 North, Range 2 East of the Willamette Meridian 376.53 feet North of the Southwest corner thereof, said point of beginning being the Southwest corner of that certain tract conveyed to Ferdinand A. Leedy by deed recorded in Book 85, at page 521, records of said County, and running thence Easterly along the South line of said Leedy tract 1156.45 feet to the West line of that certain tract conveyed to Northern Pacific Railway Company be deed recorded in Book 71, at page 255 of said records; thence North 0° 20' East along the West line of said last mentioned tract 369.77 feet to the Southeast corner of that certain tract conveyed to Olive E. Burlbert, et vir, by deed recorded in Book 82 at page 180 of said records; thence Westerly along the South line of said Hurlbert tract 20 feet; thence North 0° 20' East 753.06 feet to a point on the North line of said Hurlbert tract 20 feet West of the Northeast corner thereof; thence Easterly 20 feet to said Northeast corner; thence North 0° 20' East along the West line of said Railway Company tract 1491.8 feet to the Northwest corner thereof; thence East along the North line of said Railway Company tract 150 feet; thence South 9° 20' 30" East 1965.3 feet; thence South 86° 05' East 67 feet; thence South 3° 55' West 20 feet; thence North 86° 05' West 67 feet; thence South 3° 55' West 1027.3 feet to a point 30 feet North and 416.88 feet East of the Southwest corner of said Railway Company tract; thence West parallel with and 30 feet North of the South line of said McAllister Donation Land Claim 516.88 feet to a point 100 feet West of the West line of said Railway Company tract; thence North parallel with and 100 feet West of said West line 280.31 feet to a point 60 feet South of the South line of said Leedy tract; thence Westerly parallel with and 60 feet South of said South line 1056.45 feet to the West line of said McAllister Donation Land Claim, and thence North 60 feet to the point of beginning, containing 26.75 acres, more or less.

It is the intent of the Grantors to convey any after-acquired title to the Grantees.

DATED this 21st day of September, 1976.

X John Leichner Sr.
JOHN LEICHNER, Grantor

X Lilly Leichner
LILLY LEICHNER, Grantor

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affd. #147012 Date 9-21-76
For details of tax paid see
Affd. #
Jane S. Sparks
Clark County Treasurer
H. Helter
Deputy

1033517

STATE OF WASHINGTON,)
:ss
County of Clark.)

On this day personally appeared before me JOHN LEICHNER, to me known to be one of the individuals described in and who executed the within and foregoing Quitclaim Deed, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2d day of September, 1976.

NOTARY PUBLIC in and for the State of Washington, residing at Vancouver.

STATE OF WASHINGTON,)
:ss
County of Clark.)

On this day personally appeared before me LILLY LEICHNER, to me known to be one of the individuals described in and who executed the within and foregoing Quitclaim Deed, 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 2 day of September, 1976.

NOTARY PUBLIC in and for the State of Washington, residing at Vancouver.

FILED FOR RECORD
AT REQUEST OF
Kenneth Eversland
SEP 22 2 10 PM '76
AUDITOR
RON DUTZAUER
340

5

4.8

1021635

WARRANTY DEED

G 730681

FOR A VALUABLE CONSIDERATION, KATIE LEICHNER, a widow, and KATIE LEICHNER, MABEL ALLEN, LELAND L. STRONG and CLAUDE C. SNIDER, as Trustees for the Estate of Philip Leichner, deceased, hereby convey and warrant to JOHN LEICHNER, ELMER LEICHNER and LORRY LEICHNER the following described real property situated in Clark County, Washington, to-wit:

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
$ 100.00 has been paid
Rept. #144313 Date 7-16-76
Sec. 61, see Aff. to
Jack S. Sparks
Clark County Treasurer
By [illegible] Deputy

Beginning at a point on the West line of the James and Delilah McAllister Donation Land Claim in Section 4, Township 2 North, Range 2 East of the Willamette Meridian 376.53 feet North of the Southwest corner thereof, said point of beginning being the Southwest corner of that certain tract conveyed to Ferdinand A. Leedy by deed recorded in Book 85, at page 521, Clark County Deed Records, and running thence Easterly along the South line of said Leedy tract 1156.45 feet to the West line of that certain tract conveyed to Northern Pacific Railway Company by deed recorded in Book 71, at page 255, of said records; thence North 0° 20' East along the West line of said last mentioned tract 369.77 feet to the Southeast corner of that certain tract conveyed to Olive E. Hurlbert, et vir, by deed recorded in Book 82, at page 180, of said records; thence Westerly along the South line of said Hurlbert tract 20.0 feet; thence North 0° 20' East 753.06 feet to a point on the North line of said Hurlbert tract 20.0 feet West of the Northeast corner thereof; thence Easterly 20.0 feet to said Northeast corner; thence North 0° 20' East along the West line of said Railway Company tract 1491.8 feet to the Northwest corner thereof; thence East along the North line of said Railway Company tract 150.0 feet; thence South 9° 20' 30" East 1965.3 feet; thence South 86° 05' East 67.0 feet; thence South 3° 55' West 20.0 feet; thence North 86° 05' West 67.0 feet; thence South 3° 55' West 1027.3 feet to a point 30 feet North and 416.88 feet East of the Southwest corner of said Railway Company tract; thence West parallel with and 30 feet North of the South line of said McAllister Donation Land Claim 516.88 feet to a point 100.0 feet West of the West line of said Railway Company tract; thence North parallel with and 100.0 feet West of said West line 280.31 feet to a point 60.0 feet South of the South line of said Leedy tract; thence Westerly parallel with and 60.0 feet South of said South line 1056.45 feet to the West line of said McAllister Donation Land Claim, and thence North 60.0 feet to the point of beginning, containing 26.75 acres, more or less.

The within conveyance is persuant to an agreement entered into between the Estate of Philip Leichner, deceased by and through the executors thereof and John Leichner, Robert Leichner, Elmer Leichner and Lorry Leichner.

1021636

The covenants of warranty herein are subject to the terms and provisions of said agreement.

DATED THIS 8 day of ~~April, 1973~~ JUNE 1976.

Mabel Allan

Katie Leichner

Ellanor L. Strong

Claude C. Snider

Trustees under the Will of Philip Leichner, Deceased.

STATE OF WASHINGTON)
:
COUNTY OF CLARK)

On this day personally appeared before me KATIE LEICHNER, a widow, 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 14 day of ~~April~~, June

Beulah Ferne
Notary Public in and for the State of Washington, residing at Vancouver.

STATE OF WASHINGTON)
: ss
COUNTY OF CLARK)

On this day personally appeared before me KATIE LEICHNER, Trustee, 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 14 day of ~~April~~, 1976

Beulah Ferne
Notary Public in and for the State of Washington, residing at Vancouver.

1021637

STATE OF WASHINGTON)
: ss
COUNTY OF CLARK)

On this day personally appeared before me MABEL ALLEN, Trustee, 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 17 day of ~~April, 1973.~~ June 1976

Beulah Fessu
Notary Public in and for the State of Washington, residing at ~~Vancouver~~. Battle Ground

STATE OF WASHINGTON)
: ss
COUNTY OF CLARK)

On this day personally appeared before me LELAND L. STRONG, Trustee, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 8 day of ~~April, 1973.~~ June 8 1976

Beulah Fessu
Notary Public in and for the State of Washington, residing at ~~Vancouver~~. Battle Groundwn

STATE OF WASHINGTON)
: ss
COUNTY OF CLARK)

On this day personally appeared before me CLAUDE C. SNIDER, Trustee, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 8th day of ~~April, 1973.~~ June 1976

Christine A. Donaugh
Notary Public in and for the State of Washington, residing at Vancouver.

FILED FOR RECORD
AT REQUEST OF
JUL 16 9 54 AM '76
AUDITOR
RON DEUZAUER

Kenneth Eueland

TREASURER'S DEED

WHEREAS, an application was heretofore filed with the Board of County Commissioners of Clark County, Washington, requesting the sale of the hereinafter described real property, and said County Commissioners, by Resolution adopted July 6th, 1942, set Monday, August 3rd, 1942, at the hour of Ten Thirty (10:30) o'clock A. M., at their office as the time and place of the hearing, upon said application, and after due and regular notice of said hearing, the said Board of County Commissioners ordered said real property sold and directed the Sheriff of Clark County, Washington, to sell said land on Saturday, September 12th, 1942 at 10:00 o'clock A. M., and the Sheriff, having given due and legal notice of said sale and of the time and place set, therefore offered said land for sale and the bid of Philip Leichner being the highest and best bid received, struck off and sold said land to said Philip Leichner.

NOW, THEREFORE, KNOW YE: That I, Fred F. Strickling, County Treasurer of said County of Clark, State of Washington, in consideration of the premises and by virtue of the statutes of the State of Washington, in such cases made and provided, do hereby grant and convey unto Philip Leichner, his heirs and assigns forever, the said real property hereinafter described as fully and completely as the said party of the first part can by virtue of the premises convey the same.

The real property hereby conveyed is situated in Clark County, State of Washington, to-wit:

Beginning at the Southwest corner of the James McAllister D.L.C. in Section 4, Township 2 North, Range 2 East of the W.M.; thence running East along the South line of said D.L.C. 17.52 chains to the Southwest corner of the N. P. Ry. Co. Tract; thence North along the West line of said tract 5.705 chains; thence West and parallel with the South line of said D.L.C. 17.52 chains to the West line of said D.L.C.; thence South along the West line of said D.L.C. 5.705 chains to the point of beginning, containing 10 acres more or less.

IN WITNESS THEREOF, I have hereunto set my hand and official seal of office, this 15th day of September, 1942.

Attest: J. W. Albinson
County Auditor

Fred F. Strickling
Clark County Treasurer

STATE OF WASHINGTON)
) ss:
County of Clark)

I, the undersigned authority, do hereby certify that on the 15th day of September, 1942, before me personally appeared Fred F. Strickling, to me known to be the duly elected qualified and acting County Treasurer of Clark County, Washington, and the individual described in and who executed the within instrument, and acknowledged to me that he signed the same of his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal, this 15th day of September, 1942.

R E Shoop
Notary Public for the State of Washington, residing at Vancouver therein.

Recorded July 16, 1946 at 1:45 P.M.,
by Clark County Abst. & Title Co., J.W.Albinson, County Auditor.