Sales History

199863-000

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 #:	**199863000**
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:	7.42 Acres (323,215 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:	$44,100
Mkt Impr Value:	$0
Total Mkt Value:	$44,100 (2015)
Total Assd Value:	$0 (2015)

Tax Information

Tax Year	Annual Tax
2016	$18
2015	$18
2014	$18

Legal

#32 JAMES MCALLISTER DLC 7.42A

Land

Land Use:	991 - UNUSED OR VACANT LAND - NO IMPROVEMENTS	Neighborhood:	7770
Zoning:	IL - Light industrial (IL, ML, LI, IND, LI/EC)	School District:	114 Evergreen
Watershed:	Salmon Creek-Frontal Columbia River	View:	

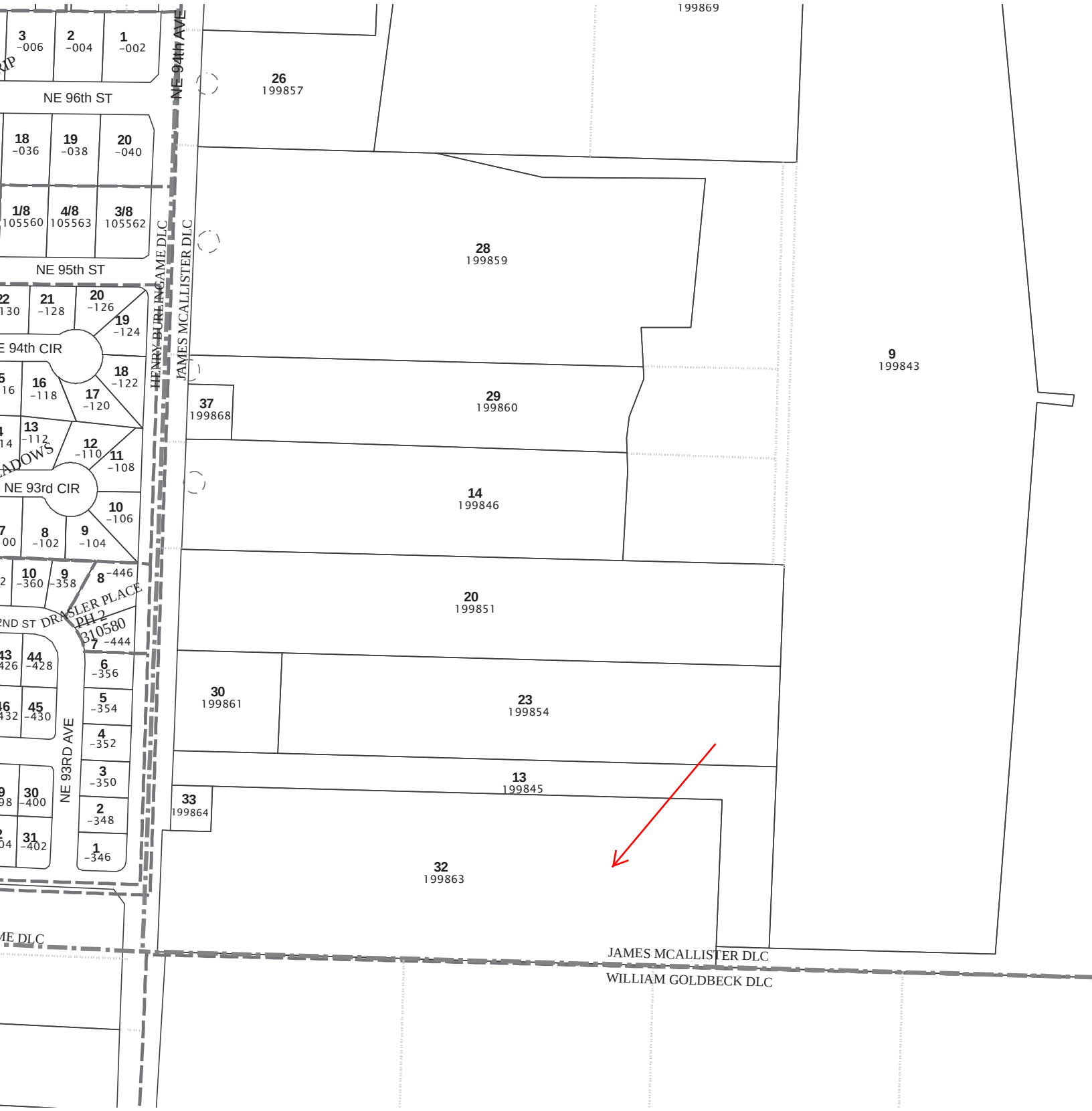
Improvement

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:	11/27/2012	Sale Price:	$1,385,000	Doc Num:		Doc Type:	EXEMPT

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.


199869
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199845
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199864
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199863
NE 94th AVE
JAMES MCALLISTER DLC
HENRY BURLINGAME DLC
NE 96th ST
NE 95th ST
NE 94th CIR
NE 93rd CIR
NE 93RD AVE
DRASLER PLACE
PH 2
310580
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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ENGINEERING INC.

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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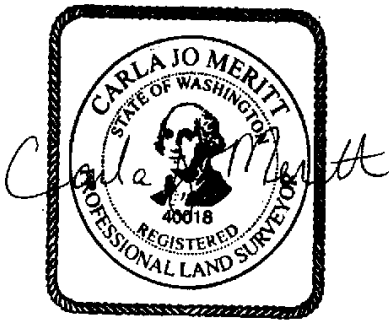
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

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

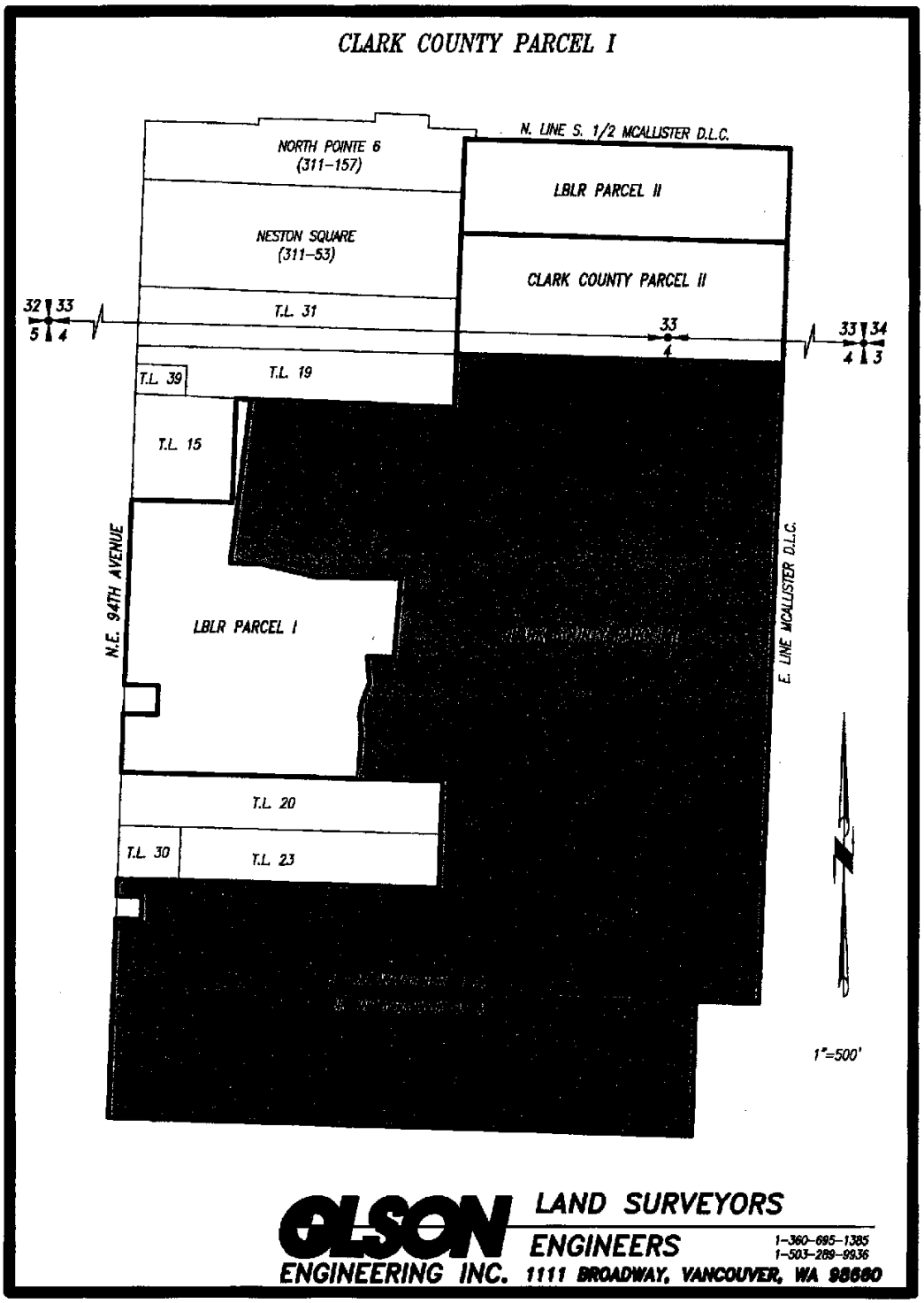
THENCE North 88° 29' 04" West along said North line 303.98 feet to the TRUE POINT OF BEGINNING.

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

10.00

RETURN TO
Stephen W. Hornstein
1220 Main Street Suite 300
Vancouver, WA 98660

8902030017

STATUTORY WARRANTY DEED

THE GRANTOR, AUNE KOSKI, for good and valuable consideration received, conveys and warrants to the Grantee, LEICHNER BROTHERS LAND RECLAMATION CORPORATION, the following described real estate situated in the County of Clark, State of Washington:

See Exhibit "A" attached hereto and by referenced incorporated herein fully.

Real Estate Excise Tax No. _____.

x Aune E. Koski
AUNE KOSKI

STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that AUNE KOSKI appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 1 day of February, 1989.

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
$ 3668.93 has been paid
Recpt. # 203850 Date 2-3-89
Sec. 61, see Afd. No. _____
Doug Lasher
Clark County Treasurer
By _____ Deputy

Lorne Williams
NOTARY PUBLIC in and for the State of Washington, residing at Vancouver.
My Appointment Expires: 4-15-90

40

STATUTORY WARRANTY DEED
01153000.D05

OLSON ENGINEERING INC

LEGAL DESCRIPTION FOR LEICHNER BROTHERS LAND FILL
Koski Parcel

January 9, 1988

A parcel of property in the State of Washington, County of Clark described as follows:

Parcel I

BEGINNING at the Southwest corner of the James and Delilah McAllister Donation Land Claim in Section 4, Township 2 North, Range 2 East of the Willamette Meridian, and running THENCE North along the West line of said Donation Land Claim 316.53 feet to a point 60 feet South of 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;

THENCE Easterly, parallel with and 60 feet South of the South line of said Leedy tract, 1056.45 feet to a point 100 feet West of 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 South 0° 20' West, parallel with and 100 feet West of the West line of said last mentioned tract to the South line of said McAllister Donation Land Claim;

THENCE West to the POINT OF BEGINNING.

EXCEPTING THEREFROM that tract of land conveyed to Arvid E. Koski and Aune E. Koski, husband and wife, by deed recorded November 10, 1972, under Auditor's File No. G-618438 described as follows:

BEGINNING at the point 316.53 feet North of the Southwest corner of the James and Delilah McAllister Donation Land Claim in Section 4, Township 2 North of Range 2 East of the Willamette Meridian, said point being 60 feet South of the Southwest corner of that certain tract conveyed to Ferdinand A. Leedy by deed recorded in Book 85 at page 521, records of Clark County, Washington;

THENCE East 90 feet;

THENCE South 80 feet;

EXHIBIT A 41

PAGE 1

1111 BROADWAY • VANCOUVER, WASHINGTON 98660 • 206/695-1385
LAND SURVEYORS • ENGINEERS

THENCE West 90 feet;

THENCE North 80 feet to the TRUE POINT OF BEGINNNING.

PARCEL II

The Northwest quarter of Lot 1 and the North half of Lots 2, 3, 4 and 5 of NEWTON, according to the plat thereof recorded in Volume "A" of Plats at Page 60, in Clark County, Washington, according to the duly recorded plat thereof.

1/10/89

2. The amount of taxes for the year 1989 is not available at this time. When available, said amount will be furnished by Supplemental Report.
Tax Account No.: 199863 AND 105740

3. SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES:

Notice of which is given by Clark County Assessor's and Treasurer's Offices. They will be subject to further taxation and interest thereupon as provided by Chapter 84.34 R.C.W. upon withdrawal from such classification or change in use.

Reclassified As:	Farm and Agricultural
Auditor's File No.:	G 697554
Affects:	Parcel I

4. SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES:

Notice of which is given by Clark County Assessor's and Treasurer's Offices. They will be subject to further taxation and interest thereupon as provided by Chapter 84.34 R.C.W. upon withdrawal from such classification or change in use.

Reclassified As:	Farm and Agricultural
Recorded:	January 9, 1974
Auditor's File No:	G 653353
Affects:	Parcel II

5. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY
Recorded:	November 12, 1948
Auditor's File No.:	Volume 452, Page 508
Purpose:	Erecting or installing, maintaining and operating thereon or thereover pole lines and conductors for transmission of electric energy, including communication facilities; together with the right to cut, remove and destroy such trees and brush as may be necessary in constructing, maintaining and protecting such lines from damage
Affects:	Location not disclosed, Parcel I

- Continued -

6. REIMBURSEMENT CONTRACT PROVIDING FOR "LATECOMER FEES", AND THE TERMS AND CONDITIONS THEREOF:

Executed By:	C.E. JOHN CONSTRUCTION, CO.
And Between:	The City of Vancouver
Dated:	September 27, 1971
Recorded:	December 3, 1973
Auditor's File No.:	G-651145
Affects:	Parcels I and II

7. We note a record of Survey of the subject property. We have made no determination as to its effect on the boundaries of the property and no insurance is given on the basis of the lines of property as shown thereby, but nothing appears of record by which could be considered an alteration of the existing record description, unless otherwise stated herein.

Recorded:	April 27, 1987
Book:	18
Page:	8 and 9
Affects:	Parcels I and II

8. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	PACIFIC NORTHWEST BELL TELEPHONE COMPANY, a Washington Corporation, its successors and assigns
Recorded:	August 23, 1985
Auditor's File No.:	8508230193
Purpose:	Underground communication lines
Affects:	West 10.0 feet of Lot 5 of Parcel II

9. UTILITY SERVICE COVENANT AND THE TERMS AND PROVISIONS THEREOF:

Recorded:	December 18, 1987
Auditor's File No:	8712180001

Providing for future annexation to the City of Vancouver as a condition of and in consideration of furnishing of water and/or sewer services.

Affects:	Parcel II

10. Conflict of boundary line for Parcel I as disclosed by Survey performed by Jerry C. Olson of Olson Engineering, Inc., dated November 1988.

Affects: the East 30.0 feet of said Parcel I

- Continued -

11. We note a record of Survey of the subject property. We have made no determination as to its effect on the boundaries of the property and no insurance is given on the basis of the lines of property as shown thereby, but nothing appears of record by which could be considered an alteration of the existing record description, unless otherwise stated herein.
Book: 23
Page: 105
Affects: Parcel II

12. All matters have been cleared for ALTA Owners' Policy except:

Question of lien rights due to boundary conflict on East side of Parcel I

Question of encroachments as disclosed by survey dated November 1988, Job No. 3548 by Olson Engineering.
Affects: Parcel I

Question of possession

NOTE: Said taxes as billed for the current year reflect an exemption as allowed under Chapter 84.36 R.C.W. for Senior Citizens. Any sale of said premises during the calendar year 1988 may result in a claim by the Treasurer for a larger tax payment, by the purchaser, than the foregoing amount indicated due and payable, and would be based upon a full assessment of the premises without reduction for the exemption. No liability is assumed hereunder for such increase in tax amount and the forthcoming policy <u>will not</u> insure against such increase in taxes, incurred by reason of said sale.
Affects: Parcel II

FILED FOR RECORD
CLARK COUNTY
FIRST AMERICAN TITLE CO.
FEB 3 10 36 AM '89
AUDITOR
ELIZABETH A. LUCE

F61639

Bk.396,Pg.478 **WARRANTY DEED** F61639

FOR A VALUABLE CONSIDERATION HERETOFORE PAID, PHILIP LEICHNER and KATIE LEICHNER, husband and wife, hereby convey and warrant to ARVID E. KOSKI and AUNE E. KOSKI, husband and wife, the following described real property situated in Clark County, Washington, to-wit:

Beginning at the Southwest corner of the James and Delilah McAllister Donation Land Claim in Section 4, Township 2 North, Range 2 East of the Willamette Meridian, and running thence North along the West line of said Donation Land Claim, 316.53 feet to a point 60 feet South of 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; thence Easterly, parallel with and 60 feet South of the South line of said Leedy tract, 1056.45 feet to a point 100 feet West of 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 South 0° 20' West, parallel with and 100 feet West of the West line of said last mentioned tract, 280.31 feet to a point 30 feet North of the South line of said McAllister Donation Land Claim; thence East parallel with and 30 feet North of the South line of said Donation Land Claim, 516.88 feet; thence North 3° 55' East 1027.3 feet; thence South 86° 05' East 67.0 feet; thence North 3° 55' East 20.0 feet; thence North 86° 05' West 67.0 feet; thence North 9° 20' 30" West 1965.3 feet to a point on the North line of said Railway Company tract which is 150.0 feet East of the Northwest corner thereof; thence East along the North line of said tract, 991.72 feet to the East line of said McAllister Donation Land Claim; thence South, along the East line of said Donation Land Claim, 3003.0 feet to the Southeast corner thereof; and thence West 2298.17 feet to the point of beginning, containing 61.87 acres, more or less.

DATED THIS 15th day of March, 1946.

Philip Leichner
Katie Leichner

STATE OF WASHINGTON)
ss
County of Clark)

On this day personally appeared before me Philip Leichner and Katie Leichner, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged

49477

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 28th day of March, 1946.

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

CLAUDE C. CUPP NOTARY PUBLIC STATE OF WASHINGTON MY COMMISSION EXPIRES JUNE 13, 1948

Recorded June 14, 1946 at 10:42 A.M., by Clark County Abst. & Title Co., J.W.Albinson, County Auditor.