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Page: 1 of 3
03/12/2007 11:26 am
Ferry Co Wa

COLUMBIA TITLE

Filed for Record at Request of:
AFTER RECORDING MAIL TO:

McGrane & Schuerman
Town Center Building
298 South Main, Suite 304
Colville, WA 99114

PAID

MAR 12 2007

FERRY CO. TREASURER
BY Brinda Miller

EXCISE TAX

ST 2048.00 LOC 460.00
INT. ST _____ LOC _____
PEN ST _____ LOC _____
TECH 5.00 PROC _____
REC # 07-106

CTC 1017

File: O'BRIEN/GRIFFIN C:\qcpw80us\work\lobrien-griff pkg frm jm

STATUTORY WARRANTY DEED

THE GRANTOR, MARILYN O'BRIEN, as her separate property

for and in consideration of ONE HUNDRED SIXTY THOUSAND AND 00/100'S DOLLARS,
(\$160,000.00),

in hand paid, conveys and warrants to DAVID A. GRIFFIN and DIANA P. GRIFFIN, husband and wife,
as Joint Tenants with Rights of Survivorship, the GRANTEES,

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

Assessor's Tax Parcel No.: 7-37-21-21-00030-02

That part of the NW 1/4 of the SW 1/4 and that part of the NW 1/4 of Section 21,
Township 37 North, Range 37 East, W.M., Ferry County, Washington, lying West of the
Westerly right of way line of State Highway No. 395 and lying East of the Easterly line of that
parcel of land described as follows:

Commencing at the Northwest corner of said Section 21 which is the True Point of
Beginning; thence East along the North section line of the above Section, 1, 109.0 feet to the
West right of way line of the State Highway, said right of way line being 50.00 feet from the
centerline of the above Highway; thence in a Southerly direction along said right of way line a
distance of 150.6 feet; thence due West a distance of 285.3 feet; thence 23°30' West a
distance of 972.3 feet; thence South 80°14' West a distance of 219.3 feet; thence South 6°12'
East, a distance of 247.3 feet; thence South 18°30' East, a distance of 162.5 feet; thence South
21°30' West a distance of 396.2 feet; thence South 5°14' W a distance of 543.2 feet; thence
South 6°12' West a distance of 294.2 feet; this point being North 82° East, a distance of 30.5
feet from the West quarter corner of the above Section; thence South 13°38' East, a distance
of 731.6 feet; thence South 30°18' East a distance of 696.2 feet; thence due East along the
North line of the SW 1/4 of the SW 1/4 of the above Section a distance of 782.4 feet to the
Northeast corner of the SW 1/4 of the SW 1/4 of the above Section; thence along the East line
of the SW 1/4 of the SW 1/4 of the above Section to the Southeast corner of the SW 1/4 of the
SW 1/4 of the above Section; thence West along the South Section line to the Southwest
corner of the above Section; thence North along the West Section line of the above Section to
the Northwest corner of the above Section being the True Point of Beginning.

*Legal
Exhibit A*

1 A 25

SUBJECT TO 2007 second half real estate taxes.

SUBJECT TO easement and conditions contained therein, recorded October 24, 1950, Auditor's File No. 104960, in favor of J.C. Carson and Inger K. Carson, for Roadway.

SUBJECT TO terms and conditions contained in instrument, recorded December 9, 1952, disclosed by Quit Claim Deed, grantor Harold Boeger and Florence Boeger and J.C. Carson and Inger K. Carson, Grantee State of Washington, Auditor's File No. 109789, Book 19 of Deeds, page 418.

SUBJECT TO easements and conditions contained therein, recorded may 11, 1973, Auditor's File No. 163171, in favor of Washington Water Power Company, for public utilities and incidental purposes thereto.

SUBJECT TO easement disclosed by instrument and conditions therein, in favor of Michael Blankenship and Yvonne Blankenship, for ingress, egress and utilities, affects N 1/2 NW 1/4 W of State Highway, dated December 19, 1986, by Quit Claim Deed, recorded December 29, 1986, Auditor's File No. 203325.

SUBJECT TO a record of survey, recorded June 7, 1994, Auditor's File No. 227993, said survey discloses the following matters: encroachment of fence line of the South property line and existing roadway.

TOGETHER WITH easement and conditions contained therein, recorded June 8, 1948, Auditor's File No. 99335, in favor of Harold Boeger and Florence Boeger, for water pipeline, affects NE 1/4 NE 1/4 20 -37-37.

TOGETHER WITH easement and conditions thereof reserved by instrument, in favor of Harold Boeger and Florence Boeger, for water pipe, recorded April 5, 1956, Auditor's File No. 120629, Book 21, page 25.

TOGETHER WITH any and all improvements located on such land, all standing and down timber located on such land, and all easements, rights of way, and access rights, if any, all water rights, all mineral rights, and all other rights of every nature appurtenant to such land.

DATED this 6 day of March 2007.


MARILYN O'BRIEN