

Auditor File #: 2015 0008692

Recorded at the request of:

EMERSON SURVEYING

on 11/17/2015 at 14:08

Total of 1 page(s) Paid: \$ 147.00
STEVENS COUNTY, WASHINGTON

TIM GRAY, AUDITOR

AALLEN

SURVEY

OWNERS: FRED JOHNSON /AKA FRITZ JOHNSON /AKA

**TO SURVEY
FILED BY EMERSON SURVEYING**

SURVEYOR TODD J. EMERSON

SURVEY BOOK 35

PAGE(S) 162

LEGAL DESCRIPTION:

SECTION 27	TWP 32	RGE 40
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE

ADDITIONAL INFORMATION: PORTION NW1/4 SW1/4 & SW1/4 SW1/4

RECORD OF SURVEY

Boundary Line Adjustment

35-162

IN THE SW 1/4 of the SW 1/4
AND THE NW 1/4 of the SW 1/4
IN SECTION 27 T.32N., R.40E. W.M.
STEVENS COUNTY, WASHINGTON

SURVEYOR'S NARRATIVE
The purpose of this survey is to record a survey to reflect the Boundary Line Adjustment as recorded in CDE 032-2015 AFN 2015-0005802 A Transfer Deed recorded under AFN 2015 0006292. Field work was conducted 10-9-15.

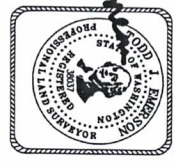
BASIS OF BEARINGS
A portion of the West line of the SW 1/4 of Section 27 as previous ROS Bk.30 Pg.10. Also reference ROS's Bk. 4 Pgs.13-14, Bk.4 Pgs.154-155

EQUIPMENT & PROCEDURES

This Survey was performed using a Topcon GPS Receiver with RTK methods using the Washington State Reference Network (WSRN) corrections. Redundant measurement using re-initialization and multiple measurements with error ellipses not greater than .05 was achieved. Measurements were taken with a Leica 3000i Topcon 2000. Corrections were made using the methods used in the Survey Recording Act, of the State Law including WAC 332-130-90 & WAC 332-130-100.

SURVEYOR'S CERTIFICATION
I, Todd J. Emerson, PLS 38037, hereby certify that this map correctly represents a survey made by me or under my direction in compliance with the Survey Recording Act, at the request of Fred (Fritz) Johnson.

11-10-15
Todd J. Emerson PLS 38037
20150008692
AUDITOR'S CERTIFICATE
At 11:08 a.m. in Book 35 of Surveys, page 162
Filed for Record this 17th day of November 2015
At the request of Emerson Surveying



Tim Gray
County Auditor
FEE \$14700
F. Clinton

Record of Survey for Johnson

PROJECT NUMBER	2007-032 Bk. 2
SCALE	1"=200'
PLAT DATE	10-29-15
SHEET	1 of 1

EMERSON SURVEYING
17010 N Tamarc Lane
Nine Mile Falls, WA, 99026
(509) 710-3200

PARCEL A
That part of the Southwest Quarter of Section 27, Township 32 North, Range 40 East W.M., in Stevens County, Washington, described as follows:
Commencing at West Quarter corner of said Section 27; Thence S 02°53'45" W a distance of 976.43 feet to a 1/2" iron pipe in an existing fence line as referred to in Common Boundary Agreement recorded under Auditor's file No. 462548, Vol. 34, Pg. 1186; Thence along said fence S 02°21'35" W a distance of 284.09 feet to a 5/8" rebar with 1-1/2" cap to the True Point of Beginning; Thence S 02°21'35" W a distance of 13.93 feet; Thence S 01°43'13" W a distance of 501.98 feet to a 1/2" iron pipe as referred to in a Common Boundary Agreement recorded under Auditor's file No. 518550 Vol. 73, Pg. 526; Thence S 01°33'33" E a distance of 227.77 feet; Thence N 61°23'33" E a distance of 413.92 feet; Thence N 01°09'17" E a distance of 320.14 feet; Thence N 01°01'55" E a distance of 153.92 feet; Thence N 86°30'15" E a distance of 355.30 feet; Thence N 01°01'55" E a distance of 1774.44 feet; Thence N 01°13'21" E a distance of 624.23 feet to the TRUE POINT OF BEGINNING.

Subject to and together with all easements and restrictions of SP 26-83 recorded under Auditor's file No. 530698 records of Stevens County, Washington.

Reference Certificate of Exemption recorded under AFN 2015 0005802 Mutual Easements recorded under AFN 2015 0006292.

New Easement Line Table

LINE	BEARINGS	DISTANCE
L1	N 06°04'17" E	156.72'
L2	N 03°14'28" E	213.17'
L3	N 24°58'06" E	88.68'
L4	N 52°28'42" E	72.83'

- LEGEND
- Fd. Set rebar & cap PLS 38037 per previous surveys
 - Computed point, not set this survey
 - ⊙ Set 1/2" rebar & cap PLS 38037

PARCEL B

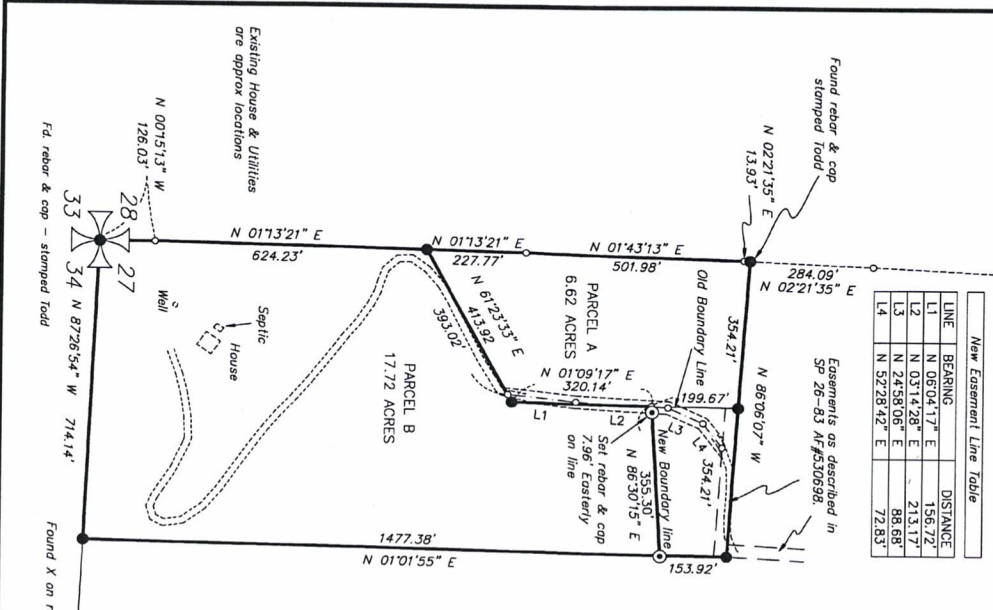
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Subject to and together with all easements and restrictions of SP 26-83 recorded under Auditor's file No. 530698 records of Stevens County, Washington.

Subject to and together with all easements and restrictions, etc. of record.

Reference Certificate of Exemption recorded under AFN 2015 0005802 Mutual Easements recorded under AFN 2015 0006292.



35-162

When recorded return to:

NORWOOD W KNIGHT-RICHARDSON
110 East Center St #2840
MADISON, SD 57042

Auditor File #: 2017 0002415

Recorded at the request of:

STEVENS COUNTY TITLE COMPANY

on 04/14/2017 at 11:37

Total of 2 page(s) Paid: \$ 74.00
STEVENS COUNTY, WASHINGTON
TIM GRAY, AUDITOR

AALLEN

STATUTORY WARRANTY DEED

125988

Escrow No.: 125988MW

Title Order No.: 125988

THE GRANTOR(S)

FREDERICH W. JOHNSON and KATHLEEN M. JOHNSON, husband and wife

for and in consideration of THREE HUNDRED EIGHTY THOUSAND DOLLARS AND NO CENTS (\$380,000.00) in hand paid, conveys, and warrants to

NORWOOD WILBERT KNIGHT-RICHARDSON, an unmarried Man

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

Lot T-B of Amended Short Plat No. ASP 26-83, located in the SW1/4 of Section 27, Township 32 North, Range 40 East, W.M., in Stevens County, Washington, according to plat thereof recorded October 17, 1983, under Auditor's File No. 530698, as amended by document recorded April 8, 2008, under Auditor's File No. 20080003326, and as amended by document recorded August 4, 2015, under Auditor's File No. 20150005802.

Tax Parcel Number(s): 2606702

SUBJECT TO the Second Half General Real Estate taxes for 2017

SUBJECT TO an Easement for an electric transmission or distribution line as granted to Stevens County Electric Cooperative, Inc., a corporation, together with the right to cut trees and shrubbery to the extent necessary to keep them clear of said line, Recorded July 31, 1957 under Auditor's File No. 312374

SUBJECT TO an Easement for an electric transmission or distribution line as granted to Stevens County Electric Cooperative, Inc., a corporation, together with the right to cut trees and shrubbery to the extent necessary to keep them clear of said line, Recorded July 31, 1957 under Auditor's File No. 312382

SUBJECT TO an Agreement For a common boundary line between their respective properties (West Property Line), Dated July 20, 1982 and Recorded July 21, 1982 under Auditor's File No. 518548

SUBJECT TO an Agreement For a common boundary line between their respective properties (South Property Line), Dated July 20, 1982 and Recorded July 21, 1982 under Auditor's File No. 518552

SUBJECT TO a Road and Utility Easement Providing A 60 foot wide non-exclusive road and utility easement, providing access, ingress, egress and utility service to each and every parcel of land through which said road and utility easement crosses, Dated July 20, 1982 and Recorded July 21, 1982 under Auditor's File No. 518553

SUBJECT TO the Covenants, Conditions, Restrictions and Easements contained in Short Plat referred to herein, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, if any are found to contain the same, as shown on the Short Plat No. SP-26-83, Recorded October 17, 1983 under Auditor's File No. 530698

SUBJECT TO a Road Maintenance Agreement/Real Covenant Regarding the use and maintenance of the easement Dated March 3, 1995 and Recorded March 23, 1995 under Auditor's File No. 9502488

STATUTORY WARRANTY DEED
(Continued)

SUBJECT TO the Covenants, Conditions and Restrictions contained in Statement of Variance or Certificate of Exemption from platting ordinances issued by the County of Stevens affecting said premises, Recorded April 8, 2008 under Auditor's File No. 20080003326

SUBJECT TO the Covenants, Conditions and Restrictions contained in Statement of Variance or Certificate of Exemption from platting ordinances issued by the County of Stevens affecting said premises, Recorded August 4, 2015 under Auditor's File No. 20150005802

SUBJECT TO the Mutual Easement executed by and between the parties therein named upon the terms and conditions therein provided, Dated August 17, 2015 and Recorded August 21, 2015 under Auditor's File No. 20150006292

SUBJECT TO Any rights, easements, interests or claims which may exist by reason of or reflected by the facts shown on the survey, Recorded November 17, 2015 in Book 35 of Surveys at Page 162 under Auditor's File No. 20150008692

Dated: 4/11/2017

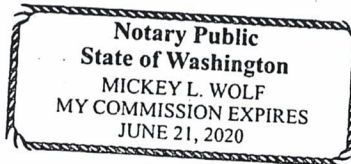
Frederich W. Johnson
FREDERICH W. JOHNSON
Kathleen M. Johnson
KATHLEEN M. JOHNSON

STATE OF WA
COUNTY OF Stevens

I certify that I know or have satisfactory evidence that FREDERICH W. JOHNSON and KATHLEEN M. JOHNSON is/are the person(s) who appeared before me, and that he/she/they acknowledged that he/she/they signed this instrument to be the free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal, this the 11th day of April, 2017.
Mickey L. Wolf
Notary Public in and for the State of WA, residing at Stevens County

My Commission Expires: 06/21/20
(SEAL)



AFFIDAVIT
No. 15958
WA R.E. EXCISE TAX
APR 14 2017
PAID 5,819.00
STEVENS COUNTY TREASURER