

143893

AMENDMENT AND CORRECTION
OF CONTRACT

1 WHEREAS, a certain Real Estate Contract, the first page of
2 which is attached hereto, has been entered into by and between
3 the parties, and

4 WHEREAS, the description contained in said Contract is in-
5 correct and there is attached hereto a photocopy of a Warranty
6 Deed which is made for completion of and in correction of said
7 Contract.

8 NOW, THEREFORE, IT IS AGREED BETWEEN THE PARTIES:

9 1. That the Real Estate Contract recorded as document
10 158136 is hereby amended, insofar as the legal description is
11 concerned, to provide and conform to the legal description con-
12 tained in the Warranty Deed, the description therein being hereby
13 incorporated by this reference, a copy of which is attached hereto
14 dated April 26th, 1973 and is identified by the 1% tax receipt
15 number 8234.

16 Dated this 25th day of June, 1973.

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W
Recorded
Contract
noted

Gayle K. Brougher

GAYLE K. BROUGHER

Carol A. Brougher

CAROL A. BROUGHER

Boyd Grant

BOYD GRANT

Francis K. Grant

FRANCIS K. GRANT

Lynn Jones

LYNN JONES

Beverly Jones

BEVERLY JONES

STATE OF WASH. COUNTY OF PSEAS
FILED OR RECORDED
22 of MARC. PAGE 148
Gayle Brougher
July 27 (1:10 pm) 1973
County Auditor
BY
MAIL TO Gayle K. Brougher
Wilbur, Washington

DAWSON & BORST
ATTORNEYS AND
COUNSELORS AT LAW
HARBON BUILDING
WILBUR, WASH. 99188
MISSION 7-5552

1 STATE OF WASHINGTON)
2 County of Lincoln) SS.

3
4 I, the undersigned, a Notary Public in and for the State of
5 Washington, hereby certify that on the date first above mentioned
6 personally appeared before me GAYLE K. BROUGHER and CAROL A.
7 BROUGHER, husband and wife, to me known to be the individuals
8 described in and who executed the foregoing instrument, and
9 acknowledged that they signed and sealed the same as their free
10 and voluntary act and deed, for the uses and purposes therein
11 mentioned.

12 Given under my hand and official seal the day and year first
13 above written.

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15 *J. [Signature]*
16 _____
17 Notary Public in and for the State
18 of Washington, residing at Wilbur.



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DAWSON & BORST
ATTORNEYS AND
COUNSELORS AT LAW
HANSON BUILDING
WILBUR, WASH. 99185
MISSION 7-5552

REAL ESTATE CONTRACT

1 THIS AGREEMENT made and entered into this 22 day of July,
2 1970, by and between GAYLE K. BROUGHER and CAROL A. BROUGHER,
3 husband and wife, hereinafter called the Sellers, and BOYD GRANT
4 and FRANCIS F. GRANT, husband and wife, and LYNN JONES and BEVERLY
5 JONES, husband and wife, hereinafter called the Purchasers;

6 That the Sellers agree to sell and do hereby sell to the
7 Purchasers, their heirs or approved assigns, and the Purchasers
8 agree to purchase and do hereby purchase of the Sellers, their
9 heirs, executors, administrators, or assigns, the following
10 described real property, situate in Ferry County, State of Wash-
11 ington, to-wit:

12 PARCEL # 1: Beginning at the Northwest corner
13 of the Southwest Quarter of the Southwest Quarter,
14 Section 16, Township 29 North, Range 33 E.W.M.,
15 thence westerly along the north line of the
16 Southwest Quarter of the Southwest Quarter of said
17 section a distance of 235.0 feet; thence on an angle
18 to the left of 140°31' a distance of 191.5 feet;
thence southwesterly a distance of 150.0 feet to
the point of beginning;

19 with the appurtenances, on the following terms and conditions:

20 (1) PURCHASE PRICE AND PAYMENT SCHEDULE: The purchase price
21 of said property is the sum of THREE THOUSAND SIX HUNDRED EIGHTY
22 DOLLARS (\$3,680.00), of which the sum of THREE HUNDRED DOLLARS
23 (\$300.00) has this day been paid, the receipt whereof is hereby
24 acknowledged, and the balance of said purchase price, being the
25 sum of THREE THOUSAND THREE HUNDRED EIGHTY DOLLARS (\$3,380.00)
26 shall be paid as follows:

- 27 Payments due: Monthly
- 28 Amount of payments: \$40.00, or more
- 29 Payable on: The 10th day of each month
- 30 Beginning: August 10th, 1970
- 31 Interest factor: None
- 32 Prepayment allowed: Without penalty

163589

WARRANTY DEED

King & Almqvist

1 THE GRANTORS, GAYLE K. BROUGHER and CAROL A. BROUGHER,
 2 husband and wife, for and in consideration of TEN DOLLARS (\$10.00),
 3 and other valuable and sufficient consideration in hand paid,
 4 convey and warrant to BOYD GRANT and FRANCIS P. GRANT, husband and
 5 wife, and LYNN JONES and BEVERLY JONES, husband and wife, the
 6 following described real estate, situated in the County of Ferry,
 7 State of Washington:

8 PARCEL #1: Beginning at the Northwest corner,
 9 of the Southwest Quarter of the Southwest Quarter,
 10 Section 16, Township 29 North, Range 33 E.W.M.,
 11 thence easterly along the north line of the
 12 Southwest Quarter of the Southwest Quarter of said
 13 section a distance of 235.0 feet; thence on an
 14 angle to the left of 140° 31' a distance of 191.5
 15 feet; thence southwesterly a distance of 150.0
 16 feet to the point of beginning.

17 This deed is given to correct the description used in a previous
 18 deed between the parties hereto, dated July 23, 1970, the 10 Excise
 19 Tax having been paid to the Ferry County Treasurer under Receipt
 20 number 6341.

21 Dated this 26 day of April, 1973:

22 *Gayle K. Brougher* Gayle K. Brougher
 23 Carol A. Brougher
 24 Carol A. Brougher

25 STATE OF WASHINGTON) ss.
 26 County of Lincoln)

27 On this day personally appeared before me GAYLE K. BROUGHER and
 28 CAROL ANN BROUGHER, husband and wife, to me known to be the indivi-
 29 duals described in and who executed the within and foregoing instru-
 30 ment, and acknowledged that they signed the same as their free and
 31 voluntary act and deed, for the uses and purposes therein mentioned.

32 Given under my hand and official seal this 26 day of April,
 1973.

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

DAWSON & BORST
 ATTORNEYS AND
 COUNSELORS AT LAW
 HANSON BUILDING
 WILBUR, WASH. 99138
 MISSION 7-8852



When recorded return to:
Sam Grant
264 Rd K7 SE
Moses Lake, WA 98837

PAID
JAN 06 2020
Ferry County Treasurer
by

EXCISE TAX
ST _____ LOC _____
INT ST _____ LOC _____
PEN ST _____ LOC _____
TECH 5.00 PROC 5.00
REC # 20-302

QUIT CLAIM DEED

THE GRANTOR(S) SAM GRANT, as his separate estate for and in consideration of WAC 458-61A-201 Gift of Love and Affection to Son in hand paid, conveys and quit claims to SKYYLER J. GRANT, as his separate estate the following described real estate, situated in the County of Ferry, State of Washington together with all after acquired title of the grantor(s) herein:

That portion of Tract C of the Northwest Quarter of the Southwest Quarter of Section 16, Township 29 North, Range 33 East, W.M., described as follows:

Beginning at the Northwest corner of the SW4 SW4 of said Section, said Quarter Quarter also known as Government Lot 4; thence Easterly along the North line of the SW4 SW4 of said Section a distance of 235.0 feet; thence on an angle to the left of 140 degrees 31', a distance of 191.5 feet; thence Southwesterly a distance of 150.0 feet the Point of Beginning.

Situate in the County of Ferry, State of Washington.

Abbreviated Legal: Tax #2 (Pt Tr C of NW4 SW4) S16 T29N R33 EWM

Tax Parcel Number(s): 3-29-16-32-00020-00

Dated: 12-27-19

Sam Grant

STATE OF _____
COUNTY OF _____ ss.

I certify that I know or have satisfactory evidence that Sam Grant (is/are) the person(s) who appeared before me, and said person(s) 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: 12-27-19

Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires:

Notary Public
State of Washington
Ellyn L Bachman
Commission No. 120872
Commission Expires 03-03-2023

AP# 215233
AUDITORS CERTIFICATE

Filed for Record this 12 day of November 2008, at 12:22pm, in Book 6 of Surveys on page 7 at the request of Simpson Engineers, Inc.

Boyd V. Grant
FERRY COUNTY AUDITOR

EQUIPMENT & PROCEDURE

This survey was performed using a Nikon DTM-520 Total Station and Jayco PRK Global Positioning System. Field notes were taken in accordance with WAC 332-130-090 and RCW 58.09.

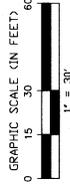
BASIS OF BEARING

The bearing of N 90°00'00"E, along the north line of SW 1/4 line of the SW 1/4 of Section 16, T.29N., R.33 E.W.M., was used as the basis of bearing for this survey.



LEGEND

- = Set 1/2" rebar with Plastic Cap marked L.S.9967
- = Found as noted



SURVEYORS CERTIFICATE

This map correctly represents a survey made by me and my assistants in accordance with the provisions of the Survey Recording Act at the request of Boyd V. Grant.



BOYD V. GRANT

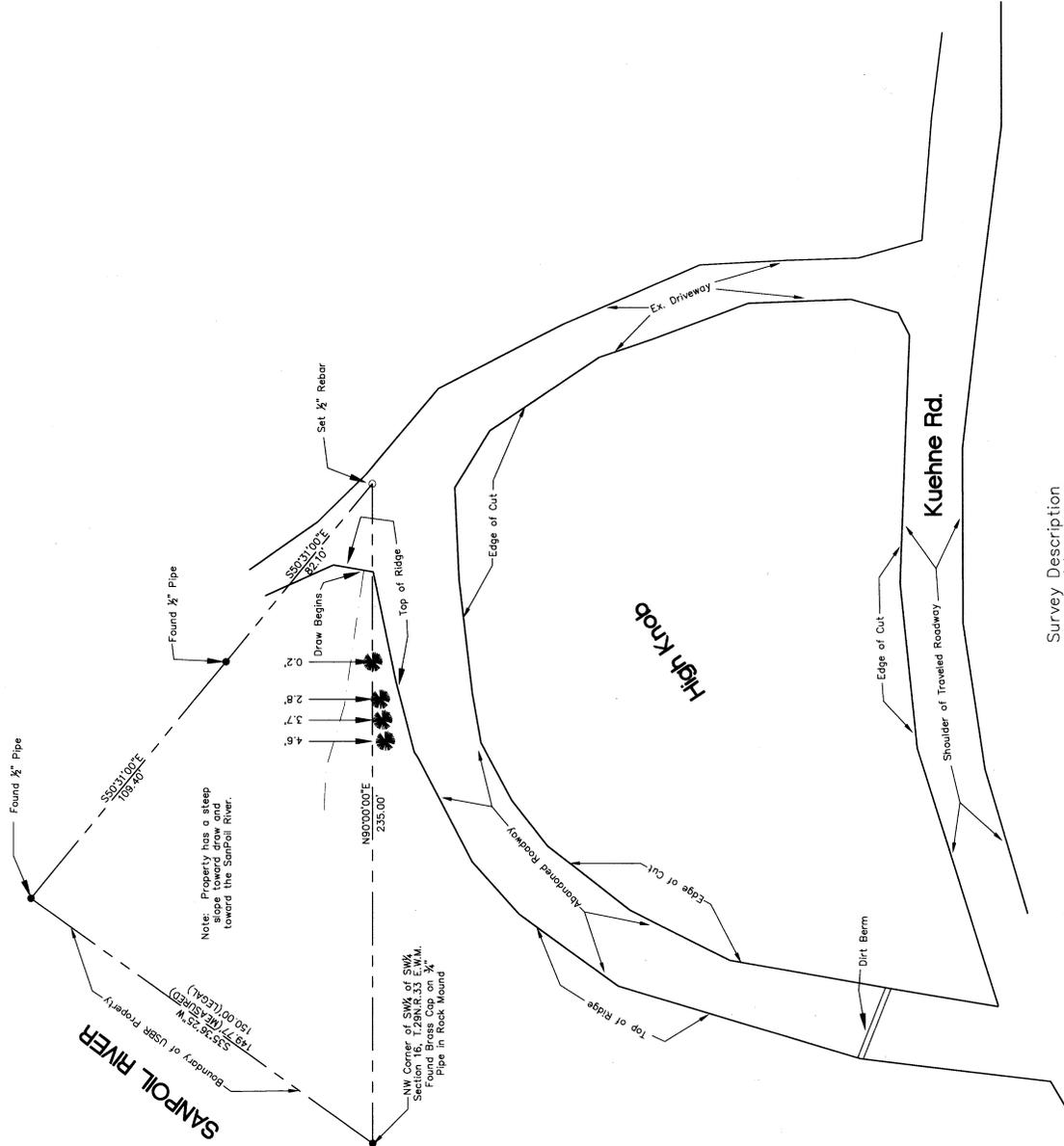
RECORD OF SURVEY IN THE
SW 1/4 OF SECTION 16, T29N., R33 E.W.M.
FERRY COUNTY, WASHINGTON

Founded 1946

Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS

N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

DRAWN BY	KAS	DATE	11/7/08	PROJECT NO.	DRAWING NO.
CHECKED BY	CEB	DATE	11/7/08	15291	1 OF 1



Survey Description
Retracement of Survey Done on 5/1/70 for Gayle Brougher of Wilbur, Washington.
PARCEL #:
Beginning at the NW corner of the SW 1/4 of Section 16, T. 29N., R. 33 E.W.M. thence Easterly along the North line of the SW 1/4 of said section a distance of 235.0 feet, thence Southwesterly a distance of 150.0 feet to the point of beginning.