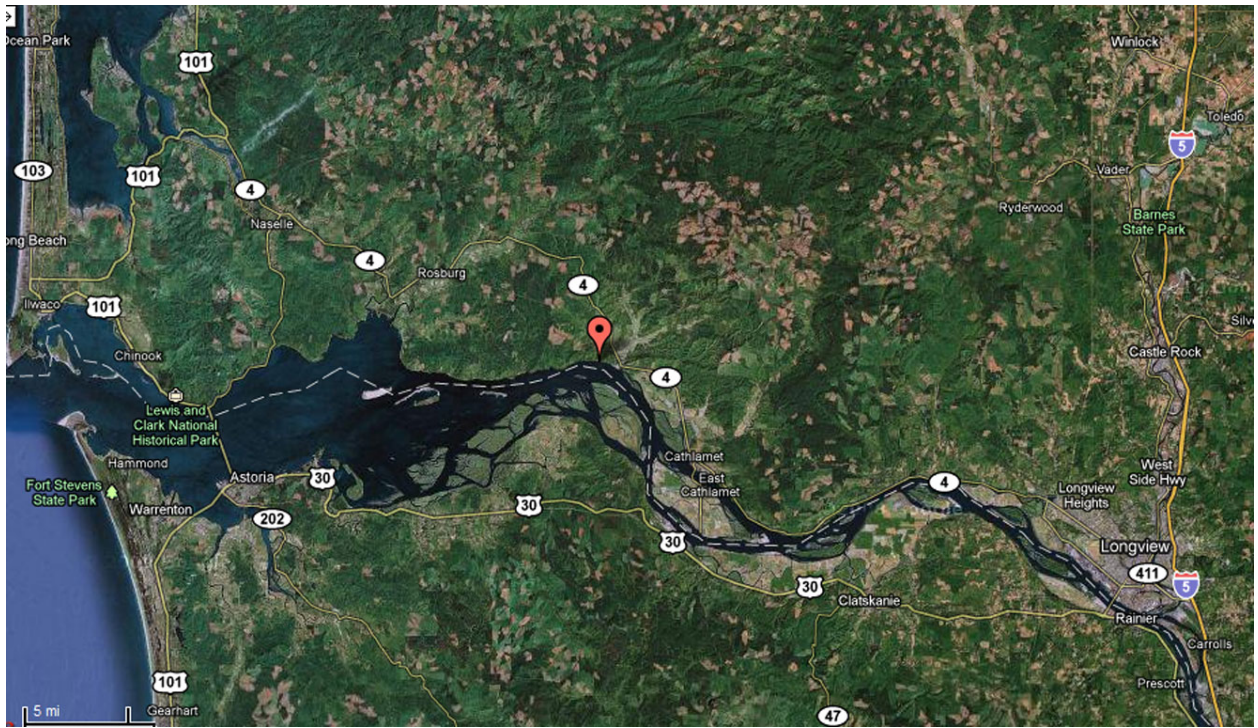


13009 (WA.01) – 3.8 Acre Columbia River Lot

Property Description:	TIMBERED LOT LOCATED ON A BEAUTIFUL PART OF THE LOWER COLUMBIA RIVER, ABOUT 1.3 MILES WEST OF SKAMOKAWA, WASHINGTON. THERE IS A ROCK BANK AT THE RIVER'S EDGE AFFORDING A GOOD DOCK ANCHOR. THIS IS AN IDEAL SECLUDED GETAWAY SPOT FOR A SELF-CONTAINED CABIN, IN AN AREA OF ABUNDANT WILDLIFE INCLUDING LARGE ROOSEVELT ELK. RARE SECLUDED COLUMBIA RIVERFRONT LAND. ESTIMATED 83,000 BF OLD GROWTH TIMBER. RIVER ACCESS.
City, State, Zip:	SKAMOKAWA, WA 98647
County:	WAHKIAKUM
Latitude/Longitude:	46.2749 N/123.4838 W
Property Size:	3.8 ACRES
Legal Description:	PT. LOT 4 (59-485) S12, T09, R07 TAX ID: LEIG2000
Property Tax/ Assessed Value:	\$328.00-\$43,000
Zoning:	91 UNDEVELOPED LAND
County Tax Parcel Number:	120907-41-0001
Water:	COLUMBIA RIVER
Sewer:	NONE
Electric Power:	NONE

NOTICE: This information is provided for the reader's convenience, and is deemed to be from reliable and accurate sources, but is not guaranteed by the Broker or Property Owner. All sizes and dimensions shown are to be considered approximate and should be independently verified as suitable for reader's use. This information is subject to change, correction, error, omission, or withdrawal.











WA.01 - Photo - 1



WA.02 - Photo - 2



WA.01 - Photo - 3

Wahkiakum Assessor & Treasurer

Property Search Results > 2171 JANET ELLEN LEIGH for Year 2013 - 2014

Property			
Account			
Property ID:	2171	Legal Description:	(59-485) PT LOT 4
Geographic ID:	120907410001	Agent Code:	
Type:	Real		
Tax Area:	0014 - C2 P2 S2 R C S	Land Use Code	91
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	09	Section:	12
Range:	07		
Location			
Address:		Mapsc:	
Neighborhood:		Map ID:	
Neighborhood CD:			
Owner			
Name:	JANET ELLEN LEIGH	Owner ID:	11504
Mailing Address:	PO BOX 1505 BATTLEGROUND, WA 98604-1505	% Ownership:	100.0000000000%
		Exemptions:	

Taxes and Assessment Details	
Property Tax Information as of 07/31/2013	
Amount Due if Paid on: 	NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.
Click on "Statement Details" to expand or collapse a tax statement.	

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2013	924	\$201.47	\$201.43	\$0.00	\$0.00	\$201.47	\$201.43
▶ Statement Details							
2012	939	\$186.06	\$186.05	\$14.86	\$16.72	\$186.06	\$217.63

Values	
(+) Improvement Homesite Value:	+ N/A
(+) Improvement Non-Homesite Value:	+ N/A
(+) Land Homesite Value:	+ N/A
(+) Land Non-Homesite Value:	+ N/A Ag / Timber Use Value
(+) Curr Use (HS):	+ N/A N/A
(+) Curr Use (NHS):	+ N/A N/A
(=) Market Value:	= N/A
(-) Productivity Loss:	- N/A

(=) Subtotal:	=	N/A
(+) Senior Appraised Value:	+	N/A
(+) Non-Senior Appraised Value:	+	N/A
(=) Total Appraised Value:	=	N/A
(-) Senior Exemption Loss:	-	N/A
(-) Exemption Loss:	-	N/A
(=) Taxable Value:	=	N/A

Taxing Jurisdiction

Owner: JANET ELLEN LEIGH
 % Ownership: 100.000000000000%
 Total Value: N/A
 Tax Area: 0014 - C2 P2 S2 R C S

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CEM2	CEMETERY 2	N/A	N/A	N/A	N/A
WCMS	EMS	N/A	N/A	N/A	N/A
PORT2G	PORT 2	N/A	N/A	N/A	N/A
WA	STATE	N/A	N/A	N/A	N/A
WCRD	ROAD	N/A	N/A	N/A	N/A
SCH200DS	SCHOOL 200 BOND/DS	N/A	N/A	N/A	N/A
SCH200MO	SCHOOL 200 M & O	N/A	N/A	N/A	N/A
DEV DIS	DEVELOPMENT DISABILITY	N/A	N/A	N/A	N/A
VETERANS	VERTERANS RELIEF	N/A	N/A	N/A	N/A
WCCE	CURRENT EXPENSE	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Sketch

No sketches available for this property.

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	FC	FRONTAGE COLUMBIA	0.0000	0.00	660.00	0.00	N/A	N/A
2	91	UNDEVELOPED LAND	1.0000	0.00	0.00	0.00	N/A	N/A
3	91	UNDEVELOPED LAND	2.6000	0.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
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35435

Transamerica
Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

VOL. 059 PAGE 0485A

FILED FOR RECORD AT REQUEST OF

JANET ELLEN LEIGH
17026 N.E. 92nd Ave.
Battle Ground, WA 98604

WHEN RECORDED RETURN TO

Name Janet Ellen LeighAddress 17026 N.E. 92nd Ave.City, State, Zip Battle Ground, WA 98604

Quit Claim Deed

THE GRANTOR S, SELLA ANN HATFIELD and DONNA M. JENSEN

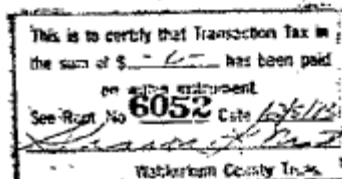
for and in consideration of AN ESTATE DISTRIBUTION OF THE ESTATE OF JANET
R. WINEBERG AND WILLIAM J. WINEBERG
conveys and quit claims toJANET ELLEN LEIGH, as her sole and separate property
the following described real estate, situated in the County of WAHKIACUM State of Washington,
together with all after acquired title of the grantor(s) therein:

All that real property described as follows, to wit:

- 2 That part of Lot 4, Section 12, Township 9 North,
Range 7 West, W.M., as is particularly described
in Volume 10 of Deeds, page 4, records of Wahkiakum
County; containing 3.8 acres, more or less.

Filed for record DEC. 05 1983 12:30PRequest of: Ellen Leigh

Betsy E. Gregory, Wahkiakum Co. Auditor

Date: 18 May 1983

(Individual)

Sella Ann Hatfield

(Individual)

Donna M. Jensen

By

(President)

By

(Secretary)

STATE OF WASHINGTON
COUNTY OF ClarkOn this day personally appeared before me
Sella Ann Hatfield
and Donna M. Jensen
to me known to be the individual described in and
who executed the within and foregoing instrument,
and acknowledged 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
18th day of May, 1983.Notary Public in and for the State of Wash-
ington, residing at VancouverSTATE OF WASHINGTON
COUNTY OFOn this day of 19
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appearedand
to me known to be the President and Secretary,
respectively, of
the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.Witness my hand and official seal hereto affixed the day and year first
above written.Notary Public in and for the State of Washington,
residing at

000 0000

Drawn By _____ Checked _____ Date _____ Plat Vol. _____ Page _____ Order No. _____

Note - This map does not purport to show *all* highways, roads or easements affecting the property.

SKETCH OF PROPERTY SET OUT IN ATTACHED ORDER

To assist in locating the premises. It is not based on a survey, and the company Assumes no liability for variations, if any, in dimensions and location.

