

742192

WARRANTY DEED

THE GRANTOR, SHELTON E. BAXTER, a widower, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to ALTHEA M. SIMPSON, as Trustee under that certain "Trust Agreement" dated June 30, 1969, executed by Mervin W. Simpson as trustor and Althea M. Simpson as trustee, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land in Section 36, Township 3 North, Range 8, and in Section 31, Township 3 North, Range 9 E. W. M., being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

Beginning at a point in the center line of Collins Creek which bears north  $88^{\circ} 26' 58''$  west along the north line of the said Findley Donation Land Claim a distance of 490 feet, more or less, from a brass cap marking the northeast corner of said Findley Donation Land Claim; thence north  $88^{\circ} 26' 58''$  west tracing the north line of said Findley Donation Land Claim a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence southerly tracing the center line of said Bergen Road a distance of 1,550 feet, more or less, to a point which is 1,510 feet south of the north line of the said Findley Donation Land Claim when measured at right angles thereto, said point being the initial point of the tract hereby described; thence south  $88^{\circ} 26' 58''$  east parallel with the north line of said Findley Donation Land Claim a distance of 1,670 feet, more or less, to a point in the west line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964, and recorded May 21, 1964, at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, Records of Skamania County, Washington; thence southerly along said west line 149 feet; thence west 325 feet; thence parallel to the west line of said Kidner Tract south  $02^{\circ} 30'$  east 600 feet, more or less, to the center line of Primary State Highway No. 8; thence following the center line of said highway westerly to its intersection with the center line of Bergen Road aforesaid; thence following the center line of Bergen Road in a northeasterly direction to the initial point, said tract containing 29 acres, more or less;

SUBJECT TO minerals and mineral rights reserved by the Union Pacific Railroad Company, a Utah corporation, by deed dated September 30, 1949, and recorded November 7, 1949, at page 560 of Book 32 of Deeds, Records of Skamania County, Washington; and

SUBJECT TO easements and rights of way for public roads and electric power transmission lines over and across the above described real property.

DATED this 11th day of November, 1971.



*Shelton E. Baxter*

(SEAL)

## WARRANTY DEED

THE GRANTOR, SHELDON E. BAXTER, a widower, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to ALTHEA M. SIMPSON, as Trustee under that certain "Trust Agreement" dated June 30, 1969, executed by Mervin M. Simpson as trustor and Althea M. Simpson as trustee, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land in Section 36, Township 3 North, Range 8, and in Section 31, Township 3 North, Range 9 E. W. M., being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

Beginning at a point in the center line of Collins Creek which bears north  $88^{\circ} 26' 58''$  west along the north line of the said Findley Donation Land Claim a distance of 490 feet, more or less, from a brass cap marking the northeast corner of said Findley Donation Land Claim; thence north  $88^{\circ} 26' 58''$  west tracing the north line of said Findley Donation Land Claim a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence southerly tracing the center line of said Bergen Road a distance of 1,550 feet, more or less, to a point which is 1,510 feet south of the north line of the said Findley Donation Land Claim when measured at right angles thereto, said point being the initial point of the tract hereby described; thence south  $88^{\circ} 26' 58''$  east parallel with the north line of said Findley Donation Land Claim a distance of 1,670 feet, more or less, to a point in the west line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964, and recorded May 21, 1964, at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, Records of Skamania County, Washington; thence southerly along said west line 149 feet; thence west 325 feet; thence parallel to the west line of said Kidner Tract south  $02^{\circ} 30'$  east 600 feet, more or less, to the center line of Primary State Highway No. 8; thence following the center line of said highway westerly to its intersection with the center line of Bergen Road aforesaid; thence following the center line of Bergen Road in a northeasterly direction to the initial point, said tract containing 29 acres, more or less;

SUBJECT TO minerals and mineral rights reserved by the Union Pacific Railroad Company, a Utah corporation, by deed dated September 30, 1949, and recorded November 7, 1949, at page 560 of Book 32 of Deeds, Records of Skamania County, Washington; and

SUBJECT TO easements and rights of way for public roads and electric power transmission lines over and across the above described real property.

DATED this 11th day of November, 1971.



Sheldon E. Baxter (SEAL)



WARRANTY DEED - Page Two.

STATE OF WASHINGTON )  
County of Skamania ) ss.

On this day personally appeared before me SHELDON E. BAXTER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of November, 1971.



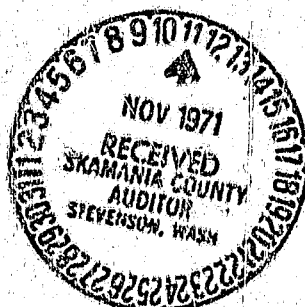
*Sheldon E. Baxter*  
Notary Public in and for the State of Wash-  
ington, residing at Stevenson therein.

1006

No. \_\_\_\_\_  
TRANSACTION EXCISE TAX

NOV 11 1971

Amount Paid \$32.00  
*Michael D. Hennessey*  
Skamania County Treasurer  
*Michael D. Hennessey*



Unofficial Copy

WARRANTY DEED - Page Two.

STATE OF WASHINGTON )  
County of Skamania ) ss.

On this day personally appeared before me SHELDON E. BAXTER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of November, 1971.



*Robert J. Salvendy*

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

1008

No. 1008  
TRANSACTION EXCISE TAX

NOV 22 1971

Amount Paid \$17.75  
*Sheldon E. Baxter*  
Skamania County Treasurer  
By *Sheldon E. Baxter*



Unoff Copy