

73784

BOOK 68 PAGE 388

WARRANTY DEED

The Grantors, LEONARD T. FOSTER and RUBY J. FOSTER, husband and wife, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, convey and warrant to CROWN ZELLERBACH CORPORATION, a Nevada corporation, the following described real property situated in the County of Skamania, State of Washington, described as follows:

The following described parcels of land situated in Skamania, County, Washington, to-wit:

Parcel 1

The NE $\frac{1}{4}$  and the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Sec. 35, T4N, R7E, W.M., EXCEPT that portion thereof described as follows:

Beginning at an 8" diameter Douglas fir tree, set as a witness to the corner of Sections 25, 26, 35 and 36, T4N, R7E, W.M., Skamania County, Washington by Mart C. Perkins, Licensed Land Surveyor, in 1957, said tree being 262.0 feet south of said corner; thence southerly along the section line common to said Sections 35 and 36 a distance of 988.0 feet to a 3/8" x 3/4" metal rod extending 12" above the ground which is the true point of beginning of this description; thence West 1,320.0 feet, more or less, to a 1 $\frac{1}{2}$ " steel axle extending 6" above the ground; thence South a distance of 960.0 feet to a 1 $\frac{1}{2}$ " steel rod extending 6" above the ground; thence East a distance of 1,320.0 feet, more or less, to a point on aforesaid section line which is marked with a 3/8" x 3/4" rod extending 12" above the ground; thence Northerly along said section line a distance of 960.0 feet to the true point of beginning, and containing 29.1 acres, more or less, said parcel of land herein conveyed containing 210.9 acres, more or less.

Parcel 2

The S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Sec. 26, T4N, R7E, W.M., EXCEPT that portion thereof described as follows:

Beginning at the  $\frac{1}{4}$  corner common to sections 26 and 35, T4N, R7E, W.M., Skamania County, Washington; thence along north-south centerline of said Section 26, North 01°38'30" East 830.00 feet to a point marked by 1 $\frac{1}{2}$ " diameter steel rod, said point being the true point of beginning of this description; thence from said true point of beginning, East 1100.00 feet to an 1 $\frac{1}{2}$ " diameter iron pipe; thence North 145.00 feet to a point marked by a 1 $\frac{1}{2}$ " diameter iron pipe on line; thence continuing North to a point on the East-West centerline of the Southeast Quarter of Section 26; thence Westerly along said centerline to a point on the East boundary line of the Norman F. Erken et ux tract described in a deed Number 67462 recorded in Volume 56 at Page 247, Skamania County Deed Records; thence North along said boundary line to a point in the thread of a stream known as Trout Creek; thence in a Westerly direction, following said thread of Trout Creek to its intersection with the North-South centerline of said Sec. 26; thence South 01°38'30" West 139.7 feet along said centerline to an 1-1/8" diameter steel rod on line; thence continuing South 1°38'30" West 275.00 feet to the true point of beginning, and containing 8.8 acres, more or less.

ALSO EXCEPTING that portion of the above described PARCEL 2 lying and being Northerly of the center of the channel of Trout Creek together with that portion thereof lying and being Northeasterly of the center of the channel of Wind River, and containing 11.8 acres, more or less, said parcel of land herein conveyed containing 59.4 acres, more or less.



Together with a permanent assignable easement on an existing road, known as the "Foster Road", extending over and across the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 26, and the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec. 35, for the purpose of insuring ingress and egress to the above described parcels of land herein conveyed, all situated in T4N, R7E, W.M., Skamania County, Washington.

SUBJECT, however, to easements of record and public roads on said property.

RESERVING, however, unto the Grantors, and their heirs, successors and assigns the following:

- (1) A permanent assignable easement for water line in place crossing the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  and SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 35, T4N, R7E, W.M.
- (2) A permanent 30 foot easement on existing road crossing the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Sec. 35, T4N, R7E, W.M., together with the right to lock a gate thereon providing gate does not interfere with Grantee's use of the road.

3088

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

FEB 19 1975

Amount Paid \$56.49

By \_\_\_\_\_

Skamania County Recorder

By \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

Leonard T. Foster  
LEONARD T. FOSTER

Ruby J. Foster  
RUBY J. FOSTER

STATE OF Washington } ss  
County of Skamania }

On this day personally appeared LEONARD T. FOSTER and RUBY J. FOSTER, husband and wife, to me known to be the individuals 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 5<sup>th</sup> day of February, 1975.

L. Little Wilson  
Notary Public in and for the State of Washington

My commission expires: My Commission Expires July 17, 1976

