

WARRANTY DEED

THE GRANTOR, THELMA E. FANNING, the surviving widow of Clair E. Fanning, deceased, for an in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby convey and warrant unto DAVID M. CAVANAGH and CATHERINE E. CAVANAGH, husband and wife, the following described real property situated in Skamania County, State of Washington, to-wit:

The South one-half (1/2) of the Southeast Quarter (1/4) of Section 28, Township 2 North, Range 5 East of the Willanette Meridian.
TOGETHER WITH an easement for roadway access to and from said property and for utility purposes over a strip of land 60 feet in width which commences at the existing private roadway on the North line of the County Road in the Northwest Quarter of the Northwest Quarter of Section 34, said township and range, and continuing Northerly along said existing roadway and the extension of the same following the terrain along the Westerly portion of the Northwest Quarter of the Northwest Quarter of said Section 34, the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 27, said township and range, to the Easterly line of the property hereinabove conveyed.
SUBJECT ALSO TO water rights and easements, including the water right of Grantor herein, as now appearing of record.



3385

TRANSACTION EXCISE TAX

JUL 10 1975

Mount Paid 50.00
Shamania County Treasurer
Barry J. Bell

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6th day of May, 1975.

Thelma E. Fanning
Thelma E. Fanning

STATE OF WASHINGTON }
County of Clark } ss.

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

May GIVEN under my hand and official seal this 6th day of May, 1975.



JEFFERSON D. MILLER
ATTORNEY AT LAW
333 ILL. ST. AVE.
CLIMAX, WASHINGTON 98542
AREA CODE 206 TELEPHONE 034-0200

David M. Cavanagh
Notary Public in and for the State
of Washington, residing at Camas