

WARRANTY DEED

THE GRANTOR, THELMA E. FANNING, a widow, for and in consideration of the sum of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby convey and warrant unto DENNIS R. SMITH and KAREN L. SMITH, husband and wife, the Grantees, the following described real property situated in Skamania County, State of Washington, to-wit:

Those portions of the Northwest quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, as follows:

PARCEL 1:

BEGINNING at the Southeast corner of the Northwest quarter of the Northwest quarter of said Section 34; thence North $0^{\circ}40'49''$ West along the East line of said Northwest quarter of the Northwest quarter of Section 34, 454.74 feet; thence South $77^{\circ}12'20''$ West 51.40 feet to a point on the South edge of a 60 foot wide driveway; thence continuing South $77^{\circ}12'20''$ West along the South edge of the said 60 foot wide driveway 738.95 feet; thence continuing South $77^{\circ}12'20''$ West 14.78 feet; thence around the outside of a 45 foot cul-de-sac 107.47 feet which is to the left of the cord which bears North $82^{\circ}34'16''$ West 83.68 feet and the true point of beginning; thence North $85^{\circ}34'01''$ West 384.11 feet; thence North $14^{\circ}59'20''$ East 289.49; thence South $71^{\circ}29'46''$ East 323.93 feet to the West edge of a 30 foot driveway; thence South $08^{\circ}31'03''$ East along the said West edge of a 30 foot wide driveway; thence around the outside of a 45 foot radius cul-de-sac 59.75 feet which is to the right of a cord which bears South $23^{\circ}53'02''$ West 55.45 feet to the true point of beginning.

EXCEPT, the Easterly 30 feet of said tract which is reserved to increase the aforesaid 30 foot driveway to 60 feet in width.

PARCEL 2:

BEGINNING at the Southeast corner of the Northwest quarter of the Northwest quarter of said Section 34; thence North $0^{\circ}40'49''$ West along the East line of said Northwest quarter of the Northwest quarter of Section 34, 454.74 feet; thence South $77^{\circ}12'20''$ West 51.40 feet to a point on the South edge of a 60 foot wide driveway; thence continuing South $77^{\circ}12'20''$ West along the South edge of the said 60 foot wide driveway 738.95 feet to the true point of beginning; thence continuing South $77^{\circ}12'20''$ West 14.78 feet; thence around the outside of a 45 foot radius cul-de-sac 107.47 feet which is to the left of the cord which bears North $82^{\circ}34'16''$ West 83.68 feet; thence North $85^{\circ}34'01''$ West 384.11 feet; thence South $35^{\circ}15'08''$ West 136.32 feet to the North edge of right-of-way of the Washougal River Road; thence Easterly along the said North edge of right-of-way of the Washougal River Road to a point which bears South $08^{\circ}06'30''$ East from the true point of beginning; thence North $08^{\circ}06'30''$ West 172.32 to the true point of beginning.

TOGETHER WITH as to both parcels a non-exclusive easement over the private roadway running from said property in an Easterly direction to the County Road. TOGETHER WITH as to both said parcels an easement for a water pipeline running from the tract herein conveyed in a Northwesterly direction to the spring in the West half of the Southwest quarter of said Section 27, said Township and Range, including the right to enter upon said property at reasonable times for the inspection and maintenance of said spring and pipeline, which easement is not exclusive and will be enjoyed by other parties lawfully using the same.

IN WITNESS WHEREOF, the Grantor has executed this instrument
this 9th day of March, 1978.

Thelma E. Fanning

STATE OF WASHINGTON)
) ss.
County of Clark)

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

GIVEN under my hand and official seal this _____ day of
February, 1978.

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

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