



Transamerica Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD AT REQUEST OF



STATE OF WASHINGTON)
COUNTY OF SKAMANIA)
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF TITLE WAS FILED BY
GORDON R. BREAKEY
ATTY BOX 741 E
OF COWICHE, WA 98923
AT 12:40 P. APRIL 30 1984
WAS RECORDED IN BOOK 83
DEEDS 383
RECORDED IN COUNTY WITH
J. M. Olson
COUNTY AUDITOR

WHEN RECORDED RETURN TO

Name.....
Address.....
City, State, Zip.....

Special Warranty Deed

THE GRANTOR C. D. DOBBINS and FRANCES J. DOBBINS, husband and wife

for and in consideration of THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100-- Dollars
(\$ 32,500.00), in hand paid, grant, bargain, sell, convey, and confirm to
GORDON R. BREAKEY AND ELIZABETH A. BREAKEY, husband and wife
the following described real estate, situated in the county of Skamania, State of Washington:

Beginning at the Southwest corner of the East half of the Northwest quarter (1/2 NW 1/4) of Section 20, Township 2 North, Range 5 E, W. M.; thence north 01° 23' 40" East along the West line of said NW 1/4, 1247.00 feet; thence south 06° 13' 57" East parallel to the South line of the North half of the Northwest quarter of the Northeast quarter (NE 1/4 NW 1/4) of Section 20, 590.77 feet to the center of a private road hereinafter described on said plat approved and recorded at page 42 of Book 71 of Short Plats under Auditor's File No. 8222, records of Skamania County, Washington; thence Southerly along the centerline of said road, thence to the South line of said NW 1/4 of Section 20; thence North 86° 35' 36" West along said South line 200.84 feet; to the top edge of a certain bluff line, thence South 00° 23' 02" West along the top edge of said bluff line 67.20 feet; thence along said bluff line South 037° 11' 20" East 128.94 feet; thence continuing along said bluff line South 40° 04' 47" West 447.28 feet; thence continuing along said bluff line South 29° 00' 12" West 80.00 feet; thence continuing along said bluff line South 40° 28' 18" West 206.02 feet, more or less, to a point on the North line of that certain tract of land conveyed to Albert L. Floyd and Neva H. Floyd by instrument recorded November 27, 1972, in Book 71 of Short Plats under Auditor's File No. 72004, thence North 86° 47' 47" West along the North line of said Floyd Tract to the center of the North Fork of the Wapovous River; thence Northerly along the center of said river to the North line of the Southeast quarter of said Section 20; thence South 86° 43' 17" East along the North line of said Southeast quarter 200 feet, more or less, to the point of beginning.

This deed is in fulfillment of that certain contract dated 11-25-76 and recorded 11-29-76 in Book 71, Page 983, Book of Deeds. *Excise tax # 4362 paid 11-29-76*

The Grantor for and for successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said-described real estate.

Dated Sept 30, 19 83

C. D. Dobbins *[Signature]*
Frances J. Dobbins *[Signature]*

STATE OF ^{OREGON} WASHINGTON)
COUNTY OF Clackamas) ss.

On this day personally appeared before me
C. D. Dobbins
Frances J. Dobbins
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 30 day of September, 19 83
Linda L. Tucker
Notary Public in and for the State of Wash
Oregon residing at Lake Oswego
my comm expires 2-1-86

STATE OF WASHINGTON)
COUNTY OF) ss.

On this day of 19.....
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared.....
and.....
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.....
APR 30 1984
Amount Paid.....
William J. Cornwell
Skamania County Treasurer
By.....

Transaction in compliance with County subdivision ordinances.

97513

20083

200384

Policy No. SK-10022
Description

The following described real property located in Skamania County, State of Washington, to-wit:

Beginning at the Southwest corner of the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 20, Township 2 North, Range 5 E. W. M.; thence North 01° 23' 43" East along the West line of said E $\frac{1}{2}$ NE $\frac{1}{4}$ 1237.60 feet; thence South 88° 12' 57" East parallel to the South line of the North Half of the Northeast Quarter of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 20, 590.71 feet to the center of a private road more particularly described on short plat approval recorded at pages 43 to 43J of Book 1 of Short Plats under Auditor's File No. S2512, Records of Skamania County, Washington; thence Southerly along the centerline of said road easement to the South line of said NE $\frac{1}{4}$ of Section 20; thence North 88° 35' 38" West along said South line 202.84 feet; to the top edge of a certain bluff line, thence South 06° 29' 02" West along the top edge of said bluff line 67.26 feet; thence along said bluff line South 37° 11' 29" East 128.94 feet; thence continuing along said bluff line South 46° 04' 47" West 447.28 feet; thence continuing along said bluff line South 22° 00' 12" West 50.00 feet; thence continuing along said bluff line South 40° 28' 13" West 206.05 feet, more or less, to a point on the North line of that certain tract of land conveyed to Albert L. Floyd and Neva H. Floyd by instrument recorded November 27, 1972 in Book 64 of Deeds at page 770 under Auditor's File No. 75554; thence North 88° 47' 17" West along the North line of said Floyd Tract to the center of the North Fork of the Washougal River; thence Northerly along the center of said river to the North line of the Southeast Quarter of said Section 20; thence South 83° 42' 17" East along the North line of said Southeast Quarter 200 feet, more or less, to the point of beginning.