

98009



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
Philadelphia, Pennsylvania

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name

Address

City, State, Zip

THIS SPACE PROVIDED FOR RECORDER'S USE:

STATE OF WASHINGTON

COUNTY OF CLATSOP

INSTRUMENT NO. 1300

DATE 8-6-84

BY 255

WITNESS 758

NOTARY PUBLIC

JAMES M. ALLEN

Statutory Warranty Deed

THE GRANTOR MARGARET I. STRAUB, as her separate estate

for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT

in hand paid, conveys and warrants to ARCHIE M. RODGERS and ANITA C. RODGERS, husband and wife,
and JAMES F. RODGERS and MARY L. RODGERS, husband and wife, each to an undivided one half
the following described real estate, situated in the County of Skamania, State of Washington: interest

See Exhibit "A" for Legal Description attached hereto and by this reference
made a part hereof.

TRANSACTION FEE

FEB 1984

24.00 2740

Skamania County Treasurer

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 30, 1974, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on August 1, 1974

Rec. No. 2740

Dated July 27, 1984

Margaret I. Straub

STATE OF WASHINGTON)
COUNTY OF Clark) ss.

On this day, personally appeared before me

Margaret I. Straub

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
28th day of July, 1984.

Notary Public in and for the State of Wash-
ington, residing at Vancouver

FORM 3158 (Washington) OCT 6 4 36 PM

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

Transaction in compliance with County subdivision ordinances,
Skamania County Assessor - By: [Signature]

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EXHIBIT "A"

BOOK 83 PAGE 789

The following described real estate situated in Skamania County, State of Washington:

A tract of Land located in Section 6, Township 1 North, Range 5 East of the Willamette Meridian, and in Section 31, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

BEGINNING at a point marked by an iron pipe which was formerly the center line of a 30 foot road, said pipe being 198.4 feet South and 159 feet West of the section corner common to Sections 31 and 32, Township 2 North, Range 5 East of the Willamette Meridian, and Sections 5 and 6, Township 1 North, Range 5 East Willamette Meridian; thence South 02°00' East 351.9 feet to an iron pipe on the river bank; thence following the meanderings of the Washougal River downstream North 31°22' West 344.0 feet to a point; thence North 42°05' West 192.0 feet to a point thence North 51°25' West 106.1 feet to a point; thence North 64°59' West 174.0 feet to a point; thence South 67°54' West 59.7 feet to an iron pipe; thence departing from meanderings of said river North 48°54' East 260.2 feet to an iron pipe; thence North 36°45' East 185.0 feet to an iron pipe in the center of a 30 foot used roadway; thence following the center line of said road South 66°24' East 34.1 feet to an iron pipe; thence South 40°41' East 171.7 feet to an iron pipe; thence departing from said roadway South 05°17' East 200.2 feet to an iron pipe; thence South 34°42' East 216.4 feet to the point of beginning.

EXCEPT Public Roads.