

Transamerica Title Insurance Co

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Filed for Record at Request of

Name.....

Address.....

City and State.....

THIS SPACE PROVIDED FOR RECORDER'S USE:

STATE

CO

INSTRUMENT FILED WITHIN

INSTRUMENT FILED BY

James P. Dooney

OF 3800 S.W. 48th Place

AT 11:20 A.M. 4/30/85

WAS RECORDED WITH

Deeds 527

RECORDS OF SKAMANIA COUNTY WITH

Guy M. Olson

J. Salvesen

Statutory Warranty Deed



THE GRANTOR VIOLA M. MADDUX, a widow,

for and in consideration of TEN DOLLARS and other Valuable Considerations

in hand paid, conveys and warrants to JAMES P. DOONEY and MARY N. DOONEY, husband and wife,

the following described real estate, situated in the County of SKAMANIA, State of Washington:

That portion of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 25, Township 3 North, Range 8 E.W.M., described as follows: Beginning at the quarter corner on the west line of the said Section 25; thence south 50 rods; thence east 29 rods; thence north 50 rods; thence west 29 rods to the point of beginning; and

The west 1,085 feet of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 26, Township 3 North, Range 8 E.W.M.; EXCEPT the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the said Section 26; AND EXCEPT that portion thereof conveyed to Theodore A. Maddux and Doris A. Maddux, husband and wife, by deeds recorded at page 113 of Book 52 and at page 796 of Book 62 of Deeds, Records of Skamania County, Washington;

SUBJECT TO easements and rights of way of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 1st, 1972, and conditioned for the conveyance of the above described property, the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising 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 March 9, 1972, Rec. No. 1213.

Dated this 25th day of April, 1985.

No.

TRANSACTION EXEMPT

APR 30 1985

99191

STATE OF WASHINGTON
County of Skamania



On this day personally appeared before me

VIOLA M. MADDUX, a widow,

to me known, to be the individual described in and who executed the within and foregoing instrument, and acknowledges 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

25th

day of

April

, 1985.

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