

102115

BOOK 103 PAGE 176

FILED FOR RECORD AT REQUEST OF
WHEN RECORDED RETURN TO

Name _____

Address _____

City, State, Zip _____

FILED FOR RECORD
SKAMANIA CO. WASH
BY CHARLES E. GALLUP
ATTORNEY AT LAW

Nov 4 12 35 PM '86

AUDITOR
GARY M. OLSON

STATUTORY WARRANTY DEED

THE GRANTOR CHARLES E. GALLUP, as Trustee under the Dowd Living Trust Agreement dated February 1, 1978, for and in consideration of Ten 00/100 (\$10.00) Dollars and other valuable consideration, in hand paid, conveys and warrants to RICHARD E. GRAMS and HELEN D. GRAMS, husband and wife; RICHARD C. GRAMS and CAROL J. GRAMS, husband and wife; and DALE L. GRAMS, a single man, the following described real estate in the County of Skamania, State of Washington:

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 17, Township 1 North, Range 5 E.W.M., more particularly described as follows: Beginning at the southwest corner of the said Section 17; thence east 2651.6 feet to the quarter corner on the south line of the said Section 17; thence north 1584 feet along the quarter section line running north and south through the center of the said Section 17; thence west 1335 feet to the west line of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of the said Section 17; thence south 170 feet; thence west 930 feet; thence southwesterly 429 feet to point on public road 1254 feet north of the point of beginning; thence south 1254 feet to the point of beginning; EXCEPT the following described tract: Beginning at a point 20 rods east of the southwest corner of said Section 17; thence north 10 rods; thence east 6 rods; thence south 10 rods; thence west to the point of beginning; AND EXCEPT that portion of the Southwest Quarter (SW $\frac{1}{4}$) of the said Section 17 lying southerly of Primary State Highway No. 8 as presently located and established.

EXCEPT easements for pipelines and rights to take water as more particularly described at page 320 of Book 30 of Deeds, and at page 33 of Book 38 of Deeds, Records of Skamania County, Washington.

EXCEPT easements for existing electric power distribution lines of Public Utility District No. 1 of Skamania County, and existing water rights;

EXCEPT easements and rights of way for public roads, including Primary State Highway No. 8.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 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 June 19, 1974, Rec. No. 2612.

Dated October 28, 1986.



CHARLES E. GALLUP, as Trustee
under the Dowd Living Trust
Agreement dated February 1, 1978

Received \$
\$
\$

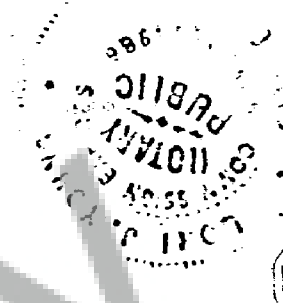
STATE OF WASHINGTON)
) ss.
 County of Clark)

On the 28th day of October, 1986, before me, personally appeared CHARLES E. GALLUP, to me known to be the individual who executed the foregoing instrument as Trustee under the Dowd Living Trust Agreement dated February 1, 1978, and acknowledged that he signed the same as his free and voluntary act and deed as Trustee for said Living Trust Agreement for the uses and purposes therein mentioned, and on oath stated that the Living Trust Agreement authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.

Lari O. Young
 NOTARY PUBLIC in and for the
 State of Washington residing
 at Vancouver.

My Commission Expires: 11-15-86



REAL ESTATE EXCISE TAX

NOV 4 1986

PAID See Excise 4612

Mark Wynne Deputy
 SKAMANIA COUNTY TREASURER