

102353

STATUTORY WARRANTY DEED

THE GRANTOR, MARGARET P. ZIEGLER, a single person, for and in consideration of NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00), in hand paid, conveys and warrants to THOMAS O. MONAGHAN and PATRICIA E. MONAGHAN, husband and wife, an undivided one-half (1/2) interest in and to the following described real estate, situated in Section Twenty-seven (27) and Section Twenty-eight (28), Township Three (3) North, Range Eight (8) East of the Willamette Meridian, Skamania County, State of Washington:

PARCEL NO. 1:

Lot Six (6), of Section Twenty-eight (28), excepting therefrom 300 foot wide right of way of Bonneville Power Administration as conveyed to the United States of America.

SUBJECT TO county road right of ways presently known as Hot Spring Avenue and St. Martin Hill Road.

PARCEL NO. 2:

The East half (E1/2) of the Southwest quarter of the Northeast quarter (SW1/4 of NE1/4) of Section Twenty-eight (28).

PARCEL NO. 3:

The Northwest quarter of the Southwest quarter of the Northeast quarter (NW1/4 of SW1/4 of NE1/4) of Section Twenty-eight (28).

SUBJECT TO county road right of way presently known as Monaghan Road.

PARCEL NO. 4:

That part of the West half of the Northwest quarter of the Northeast quarter (W1/2 of NW1/4 of NE1/4) of Section Twenty-eight (28) lying South of the Bonneville Power Administration right of way, more particularly described as follows:

BEGINNING at the intersection of the North-South centerline of Section 28 and the South line of the Bonneville Power Administration right of way, which point is South 0°19' East 1312.50 feet, measured along said North-South centerline from the quarter corner on the North line of Section 28; thence North 89°17'15" East 669.70 feet along Bonneville Power Administration's South right of way line to the East line of the West half of the Northwest quarter of the Northeast quarter of Section 28; thence South 0°52'20" East 24.70 feet to the Northeast corner of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 28; thence South 89°13' West 669.70 feet along the North line of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 28 to the North-South centerline of Section 28; thence North 0°19' West 25.70 feet to the point of beginning.

SUBJECT TO county road right of way presently known as Monaghan Road.

Registered	<u>E</u>
Indexed	<u>E</u>
Insured	<u>E</u>
Filed	<u>E</u>
Mailed	<u>E</u>



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PARCEL NO. 5:

Lot Four (4) of Section Twenty-eight (28).

SUBJECT TO flowage easement of the United States of America.

PARCEL NO. 6:

The Southwest quarter of the Southeast quarter (SW1/4 of SE1/4) of Section Twenty-eight (28).

EXCEPT therefrom Burlington Northern Railroad Company right of way.

SUBJECT TO flowage easement of the United States of America.

PARCEL NO. 7:

The Northeast quarter of the Southeast quarter (NE1/4 of SE1/4) of Section Twenty-eight (28).

EXCEPT therefrom Burlington Northern Railroad Company right of way.

EXCEPT FURTHER State of Washington right of way for Highway No. 14.

SUBJECT TO Northwestern Electric Company right of way for electric transmission lines.

PARCEL NO. 8:

Lot Six (6) of Section Twenty-seven (27).

EXCEPT therefrom Burlington Northern Railroad right of way.

EXCEPT FURTHER State of Washington right of way for Highway No. 14.

SUBJECT TO county road right of way presently known as Hot Spring Road.

DATED this 17th day of December, 1986.

Margaret P. Ziegler
 Margaret P. Ziegler

STATE OF WASHINGTON)
) ss.
 COUNTY OF CLARK)

On this day personally appeared before me MARGARET P. ZIEGLER 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 17th day of December, 1986. 11117

REAL ESTATE EXCISE TAX

DEC 17 1986

PAID 963.00

Wilma J. Cornwall
 WILMA J. CORNWALL
 COUNTY CLERK

Sheila M. C. Hill
 Notary Public in and for the State of
 Washington, Residing at Camas
 My appointment expires: 9-22-89

FILED FOR RECORD

SKAMANA - CO. WASH.

BY *Tracy J. Cole*
 430 N.E. 5th St.
 Dec 17 2 19 PM '86
 E. Maynard
 98607