

102854

BOOK 104 PAGE 570

WARRANTY FULFILLMENT DEED

THE GRANTORS, EDWARD E. SMITH and PATRICIA J. SMITH, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, convey and warrant to GERALD R. BRANTON and ANITA E. BRANTON, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

That portion of the Southwest Quarter of the Southwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, lying Westerly of County Road NO. 2062, designated as Kanaka Creek Road described as follows:

Beginning at the intersection of the Westerly line of Kanaka Creek Road and the South line of said Section 25; thence West along the South line of the said Section 25 a distance of 772 feet; thence North 15° 43' East 982.7 feet; thence South 50° 44' East 275 feet; thence South 26° 03' East 383.6 feet; thence South 16° 47' East 447.8 feet to the point of beginning;

Except a strip of land 300 feet in width acquired by the United States of America for the Bonneville Power Administration's Bonneville-Coulee No. 1 and 2 transmission lines;

And except that portion thereof lying Northerly of a transmission line easement 87½ feet in width granted to the United States of America by Deed dated May 7, 1963, and recorded May 17, 1963, at Page 292 of Book 51 of Deeds, Under Auditor's File No. 61544, records of Skamania County, Washington

Subject to easements and rights of way for County Road No. 2062, designated as Kanaka Creek Road.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 10, 1983, 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 purchasers 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.

Dated this 9th day of March, 1987.

Edward E. Smith
EDWARD E. SMITH

REAL ESTATE EXCISE TAX 11258
PAID 1 1987

PAID
SKAMANIA COUNTY TREASURER

Patricia J. Smith
PATRICIA J. SMITH

STATE OF WASHINGTON)
) ss.
County of Skamania)

On this day personally appeared before me EDWARD E. SMITH and PATRICIA J. SMITH, husband and wife, to me known to be the individuals 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 9th day of March, 1987.



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

FILED FOR RECORD
MAR 17 4 42 PM '87
GARY L. STEVENSON