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FILED FOR RECORD
SKAMANIA CO. WASH.
BY SKAMANIA CO. TITLEJUL 1 3 35 PM '87
E. Moxford
AUDITOR
GARY M. OLSONSK-14518/ES-491
02-06-34-1-4-5900-00

STATUTORY WARRANTY DEED

THE GRANTORS LARRY M. CARSON, ALLAN H. CARSON AND JOHN E. CARSON, D/B/A JAL PROPERTIES, A PARTNERSHIP

FOR AND IN CONSIDERATION OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, CONVEYS AND WARRANTS TO VIVIAN RUTH DODGE, A SINGLE WOMAN

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON:

A TRACT OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 30 OF BLOCK ONE OF WOODARD MARINA ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGES 114 AND 115 OF BOOK "A" OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE WESTERLY 80 FEET ALONG A CURVE TO THE LEFT THE RADIUS OF WHICH IS 250 FEET AND THE RADIUS POINT OF WHICH BEARS SOUTH 02° 58' 50" WEST FROM THE NORTHWESTERLY CORNER OF THE SAID LOT 30; THENCE NORTH 08° WEST 40 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON THE AFORESAID PLAT, SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE IN A NORTH-WESTERLY DIRECTION FOLLOWING THE SOUTHERLY LINE OF RIVERSIDE DRIVE AFORESAID 54.67 FEET TO A POINT NORTH OF THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO C.A. SAMS AND W.L. SAMS BY DEED DATED SEPTEMBER 3, 1936, AND RECORDED MARCH 1, 1937, AT PAGE 204 OF BOOK "Z" OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 00° 08' EAST 313.26 FEET; THENCE EAST 85.03 FEET TO A POINT SOUTH 08° EAST FROM THE INITIAL POINT; THENCE NORTH 08° WEST 290.94 FEET TO THE INITIAL POINT; TOGETHER WITH ALL REAL PROPERTY LYING SOUTH OF SAID TRACT AND WITHIN THE EASTERLY AND WESTERLY LINES OF SAID TRACT EXTENDED SOUTHERLY TO THE MEANDER LINE OF THE COLUMBIA RIVER, AND SHORELANDS OF THE SECOND CLASS CONVEYED BY THE STATE OF WASHINGTON AND FRONTING AND ABUTTING UPON SAID REAL PROPERTY.

SUBJECT TO:

1. TAXES FOR THE SECOND HALF OF 1987.
2. EASEMENT FOR POWERLINES IN BOOK 51 ON PAGE 186.
3. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE COLUMBIA RIVER OR DUE TO SAID RIVER HAVING SHIFTED OR CHANGED ITS COURSE, AND RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR FORMER BED OF SAID RIVER, IF IT IS NAVIGABLE.
4. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER, AND THE RIGHT OF USE, CONTROL REGULATION BY THE UNITED STATES OF AMERICA IN EXERCISE OF POWER OVER NAVIGATION.
5. THE RIGHTS OF THE PUBLIC IN THAT PORTION OF THE ABOVE DESCRIBED REAL ESTATE LYING WITHIN PUBLIC ROADS.

THE WIVES OF THE ABOVE NAMED PARTNERS JOIN IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY COMMUNITY PROPERTY INTEREST WHICH THEY MAY HAVE.

DATED June 19, 1987BY John E. Carson
JOHN E. CARSON, PARTNERMarlene E. Carson
WIFE OF JOHN E. CARSON

JAL PROPERTIES, A PARTNERSHIP

BY Larry M. Carson
LARRY M. CARSON, PARTNERBetty J. Carson
WIFE OF LARRY M. CARSONBY Allan H. Carson
ALLAN H. CARSON, PARTNERREAL ESTATE EXCISE TAX
JUL 1 1987PAID 335.00Jack W. Wynn, Deputy
SKAMANIA COUNTY TREASURERnone
WIFE OF ALLAN H. CARSON

Registered	<u>E</u>
Indexed, dir.	<u>S</u>
Indirect	<u>S</u>
Filed	
Noted	

Transaction in compliance with County sub-division ordinances.
Skamania County Assessor - By: *[Signature]*

MY COMMISSION EXPIRES: 11-30-87