

107023

STATUTORY WARRANTY DEED

THE GRANTOR, ARMAND E. LARIVE, in his capacity as Executor of the Estate of David G. Larive, Deceased, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to WILLIAM T. HYDE, a single man, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in Government Lot 5 of Section 31, Township 3 North, Range 8 East, W.M., more particularly described as follows:

Beginning at a point which is 1,800 feet south of quarter corner between sections 30 and 31, Township 3 North, Range 8 East, W.M.; thence following the meanderings of the county road as the same was laid out and established on October 11, 1909, to a point 1,007 feet distant from and north 55°30' east of the point of beginning; thence south 799 feet to a point on a rock ledge (witness an iron stake near a fir tree 2 feet in diameter north 40° west 3 feet distant); thence south 60°30' west 370 feet along the edge of the rock ledge; thence south 300 feet; thence south 75°30' west 520 feet; thence north 840 feet to the point of beginning;

EXCEPT all that portion thereof lying adjacent to property owned by Eleanor Szydlo and northerly of the center of the Burlington-Northern Railroad Easement and easterly of Sweeney Road conveyed by David G. Larive to Eleanor Szydlo, for purposes of a boundary line adjustment only, by deed recorded May 19, 1986 at pages 220 and 221 of Book 101 of Deeds, under Auditor's File No. 101156, records of Skamania County, Washington;

AND EXCEPT a tract of land reserved by J. Allen Gilbert, a widower, by deed dated December 17, 1936, and recorded October 18, 1937, at page 447 of Book Z of Deeds, under Auditor's File No. 24817, records of Skamania County, Washington;

AND EXCEPT a tract of land conveyed by J. Allen Gilbert, a widower, to Lynn Finster and Rose Finster, husband and wife, by deed dated December 28, 1934, and recorded January 4, 1935, at page 81 of Book Y of Deeds, under Auditor's File No. 20231;

AND EXCEPT right of way acquired by the Spokane, Portland and Seattle Railway Company.

FILED FOR RECORD
SEAL
BY MT. ADAMS TITLE

MAY 12 9 10 AM '89

GARY L. OLSON

12726

REAL ESTATE EXCISE TAX
MAY 12 1989
PAID 1005.00
J.W. DePue
SKAMANIA COUNTY TREASURER

Glenn J. Kimmel, Skamania County Assessor
By DM Parcel # 3-8-31-900

SUBJECT TO:

Minerals and mineral rights including an easement for an access road for removal of the same, and an easement and right of way along an existing road to the southerly line of the right of way of the Spokane, Portland and Seattle Railway Company terminating at the easterly line of the real estate under search, reserved by John F. Sweeney and Mary E. Sweeney, husband and wife, and Columbia Gold and Copper Mining Company, a corporation, in deed dated October 11, 1909, and recorded October 14, 1909, at page 65 of Book M of Deeds, records of Skamania County, Washington.

The effect, if any, of an agreement for joint water use and water pipeline maintenance recorded under Auditor's File No. 18787, records of Skamania County, Washington.

An easement and right of way for an access road and water rights reserved in deed recorded under Auditor's File No. 24817, records of Skamania County, Washington.


A flowage easement granted to the United States of America to overflow the real estate under search, as recorded under Auditor's File No. 25005, records of Skamania County, Washington.

A supplemental flowage easement to overflow the real estate under search as recorded under Auditor's File No. 60602, records of Skamania County, Washington.

Easements and rights of way for Primary State Highway No. 8.

TOGETHER WITH a private non-exclusive, perpetual easement across and right to use as means of ingress and egress to and from the above-described real property, said easement having been granted by Easement Deed dated April 17, 1989, recorded under Skamania County Auditor's File No. 106925 in Book 113, at page 713, records of Skamania County, Washington.

DATED this 25th day of April, 1989.


 ARMAND E. LARIVE, in his
 capacity as Executor of
 the Estate of David G.
 Larive, Deceased.

STATE OF WASHINGTON)
) ss.
County of Whitman)

On this day personally appeared before me ARMAND E. LARIVE, in his capacity as Executor of the Estate of David G. Larive, Deceased, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his 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 1989.

Armand E. Larive
Notary Public in and for
the State of Washington
residing at Richland
Commission expires 12/31/90