

108554

BOOK 117 402

FILE IN RECORD

SERIAL 13511

BY *Gene L. Chase*

JAN 12 12 22 PM '90

*E. Thayer*STATUTORY WARRANTY DEED *ART 1 M. OLSON*

THE GRANTOR, JAMES W. DUTRO and JOYCE DUTRO, husband and wife, for and in consideration of good and sufficient consideration, hereby conveys and warrants to Grantee, GEORGE R. ELKINS and JANET ELKINS, husband and wife, the following described real property situated in the County of Skamania, State of Washington, to wit:

A tract of land located in Sections 22, 23, 26, and 27, Township 2 North, Range 5 E.W.M., Skamania County, State of Washington, described as follows:

Beginning at the section corner common to Sections 22, 23, 26, and 27 aforesaid; thence North along the section line common to the said Sections 22 and 23 a distance of 460 feet to the INITIAL POINT of the tract hereby described; thence West parallel to the South line of the said Section 22 to the intersection with the center line of County Road No. 106 designated as the Washougal River Road; thence in a Southerly direction following the center line of said road to intersection with the Northerly line of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines, said point being in Section 27 aforesaid; thence following said Northerly line North 89° 34' 50" East to intersection with the center of the channel of the Washougal River, said point being in Section 26 aforesaid; thence in a Northerly direction following the center of the channel of the Washougal River to a point in Section 23 aforesaid due East of the initial point; thence West to the INITIAL POINT.

EXCEPT that portion conveyed to Skamania County for a public road right of way recorded December 4, 1974 in Book 67, page 966, Skamania County Deed Records.

SUBJECT TO all easements, reservations and restrictions of record.

This deed is made, executed and delivered in fulfillment of and compliance with that particular real estate contract entered into April 27, 1978, between grantor as seller and grantee as purchaser, recorded April 28, 1978, under Auditor's File No. 86215, Book 74, Page 682, records of Skamania County, Washington, with the excise tax on said transaction having been paid, as evidenced by Receipt No. 5737. The covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising after the date of the contract except by, through or under the seller, 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 10 day of September, 1989.

*James W. Dutro*  
James W. Dutro

*Joyce Dutro*  
Joyce Dutro

STATE OF WASHINGTON )

: ss.

County of Clark )

I certify that I know or have satisfactory evidence that JAMES W. DUTRO and JOYCE DUTRO, husband and wife, signed this instrument

REAL ESTATE EXCISE TAX

*10/1*

10/1 1989 (5237)

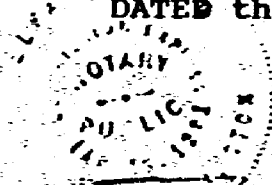
PAY \$10.00 9/26/89

*Gene L. Chase*

1-19-90

and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 19<sup>th</sup> day of September, 1989.



Elva M. Dutta  
Notary Public  
My appointment expires 3-26-91

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