

WARRANTY DEED

(In Fulfillment of Real Estate Contract)

THE GRANTOR, EVELYN R. CANFIELD, a widow, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to JOHN A. DUMOVEN and GAIL E. DUMOVEN, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, described as follows: BEGINNING at the intersection of the Easterly line of the William M. Murphy Donation Land Claim with the Northerly right-of-way line of Primary State Highway No. 8 as it existed in 1962, said point being marked by a bronze monument 578.09 feet Northerly from the intersection of the Easterly line of said William M. Murphy D.L.C. with the South line of said Section 27; thence along the Northerly right-of-way line of Primary State Highway No. 8 as follows: North 66 deg. 34 min. West 230.5 feet; thence North 23 deg. 26 min. East 20 feet; thence North 66 deg. 34 min. West 250 feet; thence South 23 deg. 26 min. West 10 feet; thence North 66 deg. 34 min. West 416 feet to the initial point of the tract hereby described; thence along the Northerly right-of-way line of said highway North 66 deg. 34 min. West 134 feet; thence North 23 deg. 26 min. East 80 feet to a concrete post; thence North 66 deg. 34 min. West 184.8 feet; thence South 23 deg. 26 min. West 30 feet; thence North 66 deg. 34 min. West 15.2 feet to intersection with the Southeast-erly right-of-way line of the county road known and designated as the House Road; thence following the Southeasterly right-of-way line of said county road Northerly and Easterly to a point North 23 deg. 26 min. West 215.6 feet from the initial point; thence South 23 deg. 26 min. West 215.6 feet to the initial point.

SUBJECT to easements for mains, laterals and distribution lines, charges for water service and connection fees, and assessments, if any, for capital and operating expenses of Home Valley Water District, a municipal corporation.

SUBJECT ALSO to relinquishment of access, light, view and air from said property to the highway as provided in instrument recorded under Auditor's File No. 48265 in Book 39 of Deeds at page 226, records of said county.

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Elna A. Dunaven*

REAL ESTATE EXCISE TAX

MAR 19 8 33 AM '90

GARY E. OLSON

MAR 19 1990

PAID SEE EXCISE 11040

J.W. Depue
SKAMANIA COUNTY TREASURER

Registered
INDEXED, Sir
Indirect
Filed 3-23-90
Mailed

THIS DEED IS GIVEN IN FULFILLMENT of that certain Real Estate Estate Contract dated March 4, 1983, between the Grantor, as seller, and Joseph Patrick Barry and Karen Rae Barry, husband and wife, as purchasers, said purchasers having assigned their interest by Purchasers' Assignment of Contract and Deed dated March 13, 1987, to John A. Dunoven and Gail E. Dunoven. This deed is subject to any taxes or liens becoming a lien since that time, and to any encumbrances placed or suffered by the Grantees.

Real Estate Excise Tax was paid on contract March 11, 1983, Exc. Tax Rec. No. 9130, and on Purchasers' Assignment March 19, 1987, Exc. Tax Rec. No. 11260.

DATED this 13 day of March, 1990.

Evelyn R. Canfield
EVELYN R. CANFIELD

STATE OF WASHINGTON)
County of Skamania) ss.

I CERTIFY that I know or have satisfactory evidence that EVELYN R. CANFIELD signed this instrument and acknowledged it to be her free and voluntary act and deed, for the uses and purposes mentioned herein.

Shirley A. [Signature]
Notary Public in and for the State of
Washington, residing at Stevenson
My Commission Expires 8-17-90

