

109138

BOOK 118 PAGE 631

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Weiss, DesCamp & Botteri*

APR 27 2 26 PM '90

P. Lowry
AUDITOR
GARY M. OLSONFiled at the Request of:
J. Alan Jensen
Weiss, DesCamp & Botteri
2300 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204Registered *P*
Indexed, *P*
Indirect *P*
Filed *5-8-90*
Mailed

SPECIAL WARRANTY DEED

The Grantor, Estate of DONALD C. THOMAS, Deceased, for and in consideration of a specific bequest under the will of Donald C. Thomas, Deceased, in hand paid, grants, bargains, conveys and conforms to JEAN B. THOMAS, as her separate estate, the following described real estate, situated in the County of Skamania, State of Washington:

That property identified as Tax Lot 800, records of the Skamania County Assessor, Stevenson, Washington, more particularly described as follows:

The North half of Government Lot 3, and the West 600 feet of the North half of Government Lot 4, of Section 22, Township 3 North, Range 10 E.W.M.; and

The West Half of the Southwest Quarter of the Northeast Quarter (W 1/2 SW 1/4 NE 1/4), and the West half of the East Half of the Southwest Quarter of the Northeast Quarter (W 1/2 E 1/2 SW 1/4 NE 1/4), of Section 22, Township 3 North, Range 10 E.W.M.; EXCEPT that portion thereof described as follows: Beginning at the Northeast corner of the W 1/2 of the E 1/2 of the SW 1/4 of the NE 1/4 of the said Section 22; thence South 89° 38' West 250 feet; thence South 39° 40' East 387.61 feet to the East line of said subdivision; thence North 00° 29' East 300 feet to the point of beginning; and

A tract of land located in the South Half of the Northeast Quarter (S 1/2 NE 1/4) of Section 22, Township 3 North, Range 10 E.W.M., described as follows: Beginning at a point on the South line of said subdivision South 89° 33' West 782.3 feet from the quarter corner on the East line of said Section 22; thence North 00° 27' West 132.2 feet; thence North 85° 38' West 28.6 feet; thence South 50° 08' West 182.56 feet; thence South 89° 33' West 417.90 feet; thence North 56° 43' West 324.58 feet to a point on the West line of the E 1/2 of the E 1/2 of the SW 1/4 of the NE 1/4 of the said Section 22; thence South 00° 29' West 200 feet to the Southwest corner of said subdivision; thence North 89° 33' East along the South line of the S 1/2 of the NE 1/4 of the said Section 22 a distance of 859.36 feet to

Page 1 THOMAS/JENSEN 05063
Special Warranty Deed

REAL ESTATE EXCISE TAX

APR 27 1990

PAID *6/2/90*

SKAMANIA COUNTY TREASURER

13428

109138-22-800
 Skamania County Assessor

the point of beginning, together with all water rights appurtenant thereto.

EXCEPT the interest of E.R. Sooter in a joint water system and water pipeline as disclosed by a deed dated August 10, 1971, and recorded August 18, 1971, at page 204 of Book 63 of Deeds, under Auditor's File No. 73785, Records of Skamania County, Washington; and

EXCEPT, the encroachment, if any, of the right of way acquired by the State of Washington for State Road 14. Affects Government Lots 3 and 4 of Section 22, Township 3 North, Range 10 E.W.M.

SUBJECT TO easements, reservations and restrictions of record.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

Dated this 22 day of April, 1990.

Jean B. Thomas
JEAN B. THOMAS, Executrix of the
Estate of Donald C. Thomas, Deceased
and not in her individual capacity

STATE OF WASHINGTON)
) ss.
County of KLICKITAT)

On this day personally appeared before me JEAN B. THOMAS, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed as Executrix of the Estate of Donald C. Thomas, for the uses and purposes therein mentioned.

Subscribed and sworn to before me this 22nd day
of April, 1990.

Robert R. Blades
Notary Public for Washington
Residing at: White Salmon

