

SKAMANIA COUNTY, WASHINGTON

YAKIMA BINDERY & PTO. CO. 185234

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, running thence east along the north boundary line of said Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, 100 feet to a point; thence south parallel with the west boundary line of said Section 34, Township 2 North, Range 5 East of the Willamette Meridian to a point in the center of the channel of Washougal River, which said point is 100 feet east of said west boundary line of Section 34, Township 2 North, Range 5 East of the Willamette Meridian; thence westerly following the center of the channel of said Washougal River 100 feet more or less to a point on the west boundary line of Section 34, Township 2 North, Range 5 East of the Willamette Meridian where said boundary line intersects with the center of the channel of said Washougal River; thence north along the said west boundary line of said Section 34, Township 2 North, Range 5 East of the Willamette Meridian to the place of beginning, all situated in the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in Skamania County, Washington.

The grantor herein for herself, her heirs, executors, administrators, assigns, grantees and licensees, reserves the right to the free use of a certain road upon, across and over the said premises herein conveyed as now staked out and which said road is situated approximately 415 feet north of the said Washougal River and which road runs in an easterly and westerly direction and which said road shall at all times be kept open and in good repair so as to permit easy ingress and egress thereon. That in connection with said road, it is understood that said grantee, his heirs, executors and assigns, will assist in maintaining and keeping in good repair the said road.

It is also understood and agreed that said grantee, his heirs, assigns, grantees and licensees, shall have the free use of any right-of-way which the grantor herein now has by virtue of a deed from Maggie Hanlon dated May 26, 1938, and recorded on May 31, 1938, at page 91, Book 27 of the Deed Records of Skamania County, and in addition thereto shall have the free use of that certain private road now being used running southerly, from the north boundary line of the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, over and upon said Southwest Quarter of the Northwest Quarter of said Section 34, to the property herein conveyed. It being understood that said grantee, his heirs, executors and assigns, will assist in maintaining and keeping in good repair the said road.

This deed is given subject to those certain reservations contained in that certain patent from the United States of America and recorded in the Patent Records of Skamania County, Washington, at page 358 of Book "B", and is also given subject to a certain easement for a right-of-way given by Maggie Hanlon to W. R. Bowles and J. R. Bowles recorded at page 474, Book "U", Deed records of Skamania County, Washington, and is also given subject to a certain right-of-way reserved by Maggie Hanlon in said deed to the grantor herein dated May 26, 1938, and recorded as aforesaid.

This deed is also made with the understanding and agreement that said grantee, his heirs, executors or assigns, shall not use the said premises for other than residential purposes and will not at any time use the said property for commercial purposes, and said grantee, his heirs, executors and assigns, shall not maintain or keep any livestock, poultry or rabbits upon the said premises.

To Have and To Hold, the above described and granted premises unto the said Eldore Johnson, his heirs and assigns forever.

And Eva King, the grantor above named, does covenant to and with the above named Grantee, his heirs and assigns, that she is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that she will and her heirs, executors and administrators, shall WARRANT and forever DEFEND the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness my hand and seal this 6th day of June, 1938.