

SKAMANIA COUNTY, WASHINGTON

I, W. M. Hodgkin, a Notary Public in and for said State, do hereby certify that on this 25 day of May, 1938, personally appeared before me H. T. Schroeder and Rosabel M. Schroeder, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate first above written.

(Notarial seal affixed)

W. M. Hodgkin
Notary Public for Washington,
residing at Vancouver therein.

Filed for record May 31, 1938 at 8-00 a.m. by Grantee.

Mahogian
Skamania County, Clerk-Auditor.

#25716

Maggie Hanlon to Eva King

KNOW ALL MEN BY THESE PRESENTS, That Maggie Hanlon, a single person, in consideration of Ten and no/100 (\$10.00) Dollars to her paid by Eva King does hereby grant, bargain, sell and convey unto said Eva King, her heirs and assigns, all the following real property with the tenements, hereditaments and appurtenances, situated in the County of Skamania and State of Washington bounded and described as follows, to-wit:

The Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Excepting therefrom, however, a right-of-way thirty feet in width through, upon and over the said tract so as to permit easy ingress and egress to and upon the southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, which last mentioned tract adjoins the property herein conveyed on the west thereof. The grantee does hereby give unto the grantor the right to enter upon the said property hereunto conveyed for the purpose of locating, improving and maintaining the said road and does hereby authorize the grantor to do any and all things which shall be convenient or proper to be done for such purpose. Said right-of-way shall be exclusive for the use of grantor, her heirs, assigns, grantees and licensees, and for the use of grantee, her heirs, assigns, grantees and licensees, and shall not be deemed to be a grant for public use. And said grantor may construct gates where the said road crosses the east line of the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian; and the grantor, her heirs and assigns may place a lock on said gates. If such gates be so constructed, the grantee, her heirs, assigns, grantees and licensees shall keep the said gates closed. Said right-of-way shall not be nearer to the Washington River than 500 feet.

Grantee does also hereby grant, bargain sell and convey unto said Eva King, her heirs and assigns, a right-of-way fifty feet wide from the County Road on the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, and running thence Southerly to the North line of the property hereinabove conveyed. Said right-of-way shall be exclusive for the use of grantor, her heirs, assigns, grantees and licensees and for the use of the grantee, her heirs, assigns, grantees and licensees, and shall not be deemed to be a grant for public use.

This deed is also given subject to a certain easement for a right-of-way given by the grantor herein to W. R. Bowles and J. R. Bowles and which conveyance is recorded at Page 474, Book "U" of Deeds, of Skamania County, Washington, and subject to any reservations contained in the patent from the United States of America and recorded at Page 358, Book "B" of Patents of said County of Skamania.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Eva King, her heirs and assigns forever.

And Maggie Hanlon, the grantor above named, does covenant to and with the above named grantee, her 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, except taxes assessed in the year 1936 and payable in the year 1937 and except subsequent taxes and except any other liens or encumbrances permitted and created by the grantee since the 7th day of October, 1936, 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, except as to said taxes and liens above mentioned.

Witness my hand and seal this 26 day of May, 1938.