

DEED RECORD 31
SKAMANIA COUNTY, WASHINGTON

138

IN WITNESS WHEREOF, we the grantors above named hereunto set our hands and seals this 23rd day of July A. D. 1946.

Executed in the Presence of) L. C. Madden (SEAL)
) Anna J. Madden (SEAL)

STATE OF OREGON,)
) ss.
COUNTY OF MULTNOMAH)

BE IT REMEMBERED, That on this 23rd day of July A. D. 1946, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named L. C. Madden and Anna J. Madden, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Luby Hargrove

Notary Public for Oregon
My Commission expires Feb. 5th, 1949.

(Notarial Seal Affixed)

\$.55 U.S.I.R. and \$.50 State Stamps affixed and cancelled "7-24-46 L.F."

Filed for record July 24, 1946 at 3:50 p.m. by Grantee.

Mabel J. Jasse
Skamania County Auditor

#35727

Clarence E. Boyle et ux to Victor L. Beard et ux

WARRANTY DEED

THE GRANTORS, CLARENCE E. BOYLE and ALISON E. BOYLE, husband and wife, in consideration of the sum of One Dollar to them in hand paid do hereby CONVEY and WARRANT unto Victor L. Beard and Millie Beard, husband and wife, GRANTEES, the following described real property in Skamania County, State of Washington, to-wit:

Commencing at the SE corner of Jack Haffey 0.67 acre tract in Sec. 11 Twp. 1 N. R. 5 E. W. M. said point being 1254.01 feet S. and 2884.76 feet W. of the NE corner of said Sec. 11; thence South 27° 32' East 483.3 feet to N. boundary of old Vancouver Cascades Road; thence along said N. boundary South 55° 59' West 108.05 feet; thence S. 21° 47' W. 274.54 feet, thence S. 05° 22' W 153.84 feet; thence S. 09° 05' W 36.67 feet; thence S. 43° 07' W 104.45 feet to center Duval Creek; thence following the center of Duval Creek N. 16° 58' E. 124.82 feet; thence N. 41° 40' W 85.6 feet; thence N. 83° 10' W. 97.4 feet, thence S 72° 40' W 211.4 feet, thence S. 74° 55' W. 280.4 feet, thence S. 68° 51' W. 145.6 feet; thence N. 750.0 feet to S. boundary to State Road #8, thence along said S. boundary northeasterly direction to W line of Jack Haffey 0.67 acre tract, thence along said W boundary S 16° 33' E. 37 feet, thence S 83° 45' E. 61.8 feet, thence N. 72° 00' E. 243.0 feet to place of beginning, containing 14.44 acres, more or less.

PROVIDED that should the Southerly boundary and/or the Westerly boundary of said above described tract overlap the Northerly boundary and/or Easterly boundary of those certain tracts described in deed from E. H. Prindle and F. C. Prindle, husband and wife, to A. F. Workman and Kate Workman, husband and wife dated October 2nd, 1905, recorded October 5, 1905 at page 226, Book "I", and deed from same Grantors to A. O. Krogstad, dated August 20th, 1907, recorded May 2, 1908 at page 91, Book "L", deed records of Skamania County, then there is excepted such portion of land lying South and/or West of the North and/or East boundaries of said Workman tract and Krogstad tract, which is here agreed to be the true Southerly and Westerly boundary of the tract conveyed herein wherever the same conflict; TOGETHER with all of the right, title and interest of the grantors to spring and pipe line mentioned in deed from Otto Krogstad recorded at page 190, Book "Y" of deeds, records of Skamania County, Washington, less such interest conveyed to Anton Knopski and Juanita B. Knopski by instrument dated January 12th, 1938 and recorded at page 538, book "Z", deed records of Skamania County;

EXCEPTING THEREFROM the following: Commencing at the Southeast corner of the Jack Haffey 0.67 acre tract, said point being 2884.76 feet west and 1254.01 feet south of the Northeast corner of Section 11, Township 1 North Range 5 East of the Willamette Meridian and running thence South 27 deg. 32 min East 379.2 feet to the Southwest corner of the Jack Haffey 6.64 acre tract; thence South 55 deg. 59 min West 108.5 feet; thence North 44 deg. 31 min. West 451.4 feet; thence North 72 deg. 00 min. East 243.0 feet to point of beginning, containing 1.55 acres more or less; and

SUBJECT to easement conveyed to Northwestern Electric Company for power line and subject to mutual agreement with respect to easement for flowage of Duval Creek