

DEED RECORD 31
SKAMANIA COUNTY, WASHINGTON

(Notarial Seal Affixed)

Raymond C. Sly
Notary Public in and for the State of Washington
residing at Stevenson, therein.

\$4.40 USIR and \$4.00 State Stamps affixed and marked 11/25/47 G. B. Keller".

Filed for record November 26, 1947 at 2-45 p.m. by Bank of Stevenson.

John Skachter
Skamania County Auditor

#37296

Eva King to Cecil A. Root et ux

WARRANTY DEED

The grantor Eva King, an unmarried woman, county of Skamania state of Washington, for and in consideration of One (\$1.00) dollars, in hand paid, conveys and warrants to Cecil A. Root and Marybelle Root, husband and wife, the following described real estate, situate in the county of Skamania state of Washington:

Beginning at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 34, Twp. 2 N. R. 5 E. W. M. thence South 100 feet to the initial point of tract herein described; thence East to Washougal River, thence Southerly along Washougal River to a point which is 50 feet South of the line last described; thence West to a point due South of the initial point; thence North 50 feet to the initial point.

EXCEPTING and RESERVING an easement for private roadway 15 feet in width along the west side of said tract.

ALSO the right to use existing roads over and across the property of the grantor for ingress and egress to and from said property.

This deed is given and accepted upon the condition subsequent that the grantees their heirs and 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 second party, their heirs, executors, assigns and grantees, shall not maintain or keep any livestock, poultry or rabbits upon the said premises, and that the said premises shall be kept, insofar as is possible, in its natural state, and without felling any trees unless that become necessary in clearing for building purposes, or in case any tree or trees become dangerous, in which event the same may be felled.

It is also understood and agreed that the Grantor, for herself, her heirs, assigns, executors, grantees, and licensees, shall have the free use of a right-of-way for a pipe line over and across the said premises, running northerly and southerly over and upon said premises, with the right to construct and/or repair said pipe line or pipes.

It is further understood and agreed that the second parties, their heirs and assigns, shall have free access for swimming purposes to the large pool in the said Washougal River located near the East Boundary Line of the tract now owned by the first party.

Dated this 28th day of October, 1947.

Eva King (SEAL)

STATE OF Oregon)
County of Multnomah) SS

I, the undersigned, a notary public in and for the state of Oregon, hereby certify that on this _____ day of October, 1947, personally appeared before me Eva King, an unmarried woman, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

(Notarial Seal Affixed)

Kathryn B. Flatness
Notary Public in and for the State of Oregon,
residing at Portland, therein.
My commission expires Dec. 10, 1950.

Filed for record November 28, 1947 at 9-45 a.m. by Cecil A. Root.

John Skachter
Skamania County Auditor

#37298

Skamania County by Treasurer to Marvin A. Jemtegaard

TREASURER'S DEED

STATE OF WASHINGTON,)
COUNTY OF Skamania) SS.