

DEED RECORD No. 33

SKAMANIA COUNTY, WASHINGTON

THIS INDENTURE, made this 31st day of May, 1950, between THE FEDERAL LAND BANK OF SPOKANE, a corporation organized and existing under the Act of Congress known as the Federal Farm Loan Act, as amended, with its principal place of business in the City of Spokane, State of Washington, the party of the first part, and Hal F. Marion and Ruth E. Marion, husband and wife, parties of the second part,

WITNESSETH: That the party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does by these presents Grant, Bargain, Sell, Convey and Warrant to the parties of the second part, and to their heirs and assigns forever, the following described real estate, situate in the County of Skamania, State of Washington, to wit:

That part of the Southwest Quarter of Section 17, Township 1 North, Range 5 East of the Willamette Meridian, described as follows: Beginning at the Southwest corner thereof, running thence East 2651.6 feet to the South Quarter corner; thence North 1584 feet along the North and South Quarter Section line; thence West 1335 feet to the West line of the Northeast Quarter of the Southwest Quarter; thence South 170 feet; thence West 930 feet; thence Southwesterly 429 feet to a point on the public road 1254 feet North of the place of beginning; thence South 1254 feet to the place of beginning;

EXCEPT:

1. Commencing at a point 20 rods East of the Southwest corner of said Section 17; thence North 10 rods; thence East 6 rods; thence South 10 rods; thence West to the point of beginning;
2. That part of the South Half of the Southwest Quarter of said Section 17, lying South of the Evergreen Highway;
3. The right to the use of any and all water from that certain spring located 606 feet North and 90 feet East from the Southwest corner of said Section 17, together with an easement from said spring 5 feet in width, the center line of which said easement is described as: Beginning at said spring and running thence South 38° 27' East 616.2 feet; thence South 100 feet, more or less, to the South line of said Section.

Together with all the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, and all waters and water rights, and all watering and irrigating apparatus and fixtures which are appurtenant to or incident to the ownership of said premises; but nothing herein contained shall be construed as a warranty of any water right.

To Have and To Hold said premises unto the parties of the second part, their heirs and assigns forever, subject to the following:

1. Unpaid taxes, assessments and water charges, including but not limited to those levied or imposed by the United States Reclamation or Indian Service or by any water or irrigation or drainage district or company, and all other unpaid charges, liens or assessments imposed by or pursuant to law on the above described property, including any and all deferred charges, becoming due subsequent to the year 1940.
2. Any lien imposed by law by reason of the outstanding indebtedness of any drainage, irrigation or other special improvement district; and any lien or encumbrance revived or placed on said property by, through or under the parties of the second part.
3. The exceptions, provisions and reservations contained in patents or deeds from the United States of America, or the state in which said land is situate, or in deeds from railway companies; and any and all easements, rights of way for railroads, roads or highways or other servitudes.

The party of the first part hereby covenants that, except as hereinabove stated, it will forever Warrant and Defend the title to said premises and the quiet and peaceable possession thereof unto the said parties of the second part, or their assigns, against all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the party of the first part has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed by its proper and duly authorized officers.

(Corporate seal affixed)

THE FEDERAL LAND BANK OF SPOKANE

By S. C. Fish

ATTEST:

S. C. Fish Vice-President

H. L. DeLaney

H. L. DeLaney Assistant Secretary

STATE OF WASHINGTON)

) SS

COUNTY OF SPOKANE)