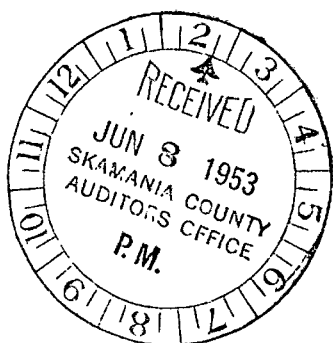


45534



BOOK

36 PAGE 424

WARRANTY DEED

THE GRANTOR, Moffetts Hot Springs Company, a Washington corporation, for and in consideration of the sum of Ten (\$10.00) Dollars, does hereby convey and warrant unto Ray E. Ziegler and Gladys Ziegler, husband and wife, grantees, the following described real property situated in the County of Skamania, State of Washington, to-wit:

A tract of land located in Section 16, Township 2 North, Range 7 East of the Willamette Meridian and being a portion of the Bishop & Chenoweth Donation Land Claims

Beginning at the Southeast corner of the said Section 16; thence North along the East line of said Section 16, Thirteen Hundred Twenty (1320) feet, more or less to the northeast corner of the southeast quarter of the southeast quarter of the said Section 16, said point being on the north line of the Chenoweth D.L.C.; thence west along said north line of the Chenoweth D.L.C. 2904 feet, more or less to the intersection with the East line of the Bishop D.L.C.; thence North along the east line of the Bishop D.L.C. to the Northeast corner thereof; thence west along the north line of the Bishop D.L.C. to intersection with the easterly line of the tract of land acquired by the United States of America for the Bonneville Power transmission line; thence South 28°25' West following the easterly line of the said power line tract to intersection with the east line of that certain County road formerly designated as the Evergreen Highway; thence in a southerly direction following the east line of the said county road to the south line of said Section 16; thence east along the south line of the said Section 16 to the point of beginning.

EXCEPTING THEREFROM the North half of the North half of the Southeast quarter of the southeast quarter of said Section 16, and easement for road appurtenant thereto.

AND EXCEPTING therefrom that tract of land conveyed to Hattie L. Brown by deed dated August 8th, 1923, and recorded at page 364 of Book "T" of deeds, records of Skamania County, Washington and water rights and pipe line easement appurtenant thereto.

AND EXCEPT THAT TRACT OF LAND conveyed to the Town of North Bonneville by deed dated August 26th 1939, and recorded at page 172 of Book 28 of deeds.

Also conveying a tract of land in Section 21, Township Two (2) North, Range 7 East of the Willamette Meridian and being a portion of the Bishop and Chenoweth Donation Land Claims:

Beginning at a point on the North line of the said Section 21 North of the Northeast corner of that tract of land conveyed to B. E. Whitsett by deed dated December 12, 1947, and recorded at page 584 of Book 31 of deeds, records of Skamania County, Washington; thence south to the Northeast corner of the said B. E. Whitsett tract; thence North 79°51' West 249.13 feet to the Northwest corner of the said B. E. Whitsett tract; thence in a southwesterly direction to a point which is North 00°48' West 100 feet from a point 627.74 feet south and 1893.73 feet west of the Northeast corner of said Section 21 and said point being the northeast corner of Lot 2 of Block 15 of the unrecorded plat of the Town of North Bonneville; thence North 79°51' West 101.6 feet; thence westerly to the Northeast corner of that tract of land conveyed to Troy L. Mansfield by deed dated July 31, 1950 and recorded at

page 328 of Book 33 of deeds; thence in a westerly direction along the north line of the said Troy L. Mansfield tract and continuing along the north line of said tracts of land conveyed to Troy L. Mansfield by deeds dated March 11, 1938, June 5, 1947, and February 20, 1948, and recorded respectively at page 8 of Book 27 of deeds and at pages 596 and 636 of Book 31 of deeds a distance of 271.34 feet to the Northwest corner of Lot 5 of Block 18 of the unrecorded plat of the Town of North Bonneville; thence southerly along the west line of Lot 5 of the said Block 18 as designated aforesaid in deed dated June 5, 1947, and along the west line of Lots 18 and 5 of Block 17 of the said unrecorded plat as described in deed to H. C. Cole dated April 3, 1950, recorded at page 46 of book 33 of deeds in a line perpendicular to the Evergreen Highway to the intersection with that certain road known and designated as the Old State Road No. 8; thence westerly along the North line of the said old State Road to intersection with the county road leading to Moffetts Hot Springs; thence in a Northerly direction along the east line of the said County road to the North line of said Section 21; thence East along the north line of said Section 21 to the point of beginning.

EXCEPTING therefrom that tract of land conveyed to George Ziegler by deed dated March 25, 1948, recorded at page 22 of Book 32 of deeds.

AND EXCEPTING therefrom that tract of land conveyed to Walter Tol by deed dated June 7, 1921 and recorded at page 287 of Book "S" of deeds.

AND EXCEPTING therefrom that tract of land conveyed to William Bishop by deed dated October 29, 1921 and recorded at page 405 of Book "S" of deeds.

AND EXCEPTING therefrom that tract of land conveyed to C. C. Powers and Frank Daubenspeck by deed dated October 9, 1920, and recorded at page 256 of Book "V" of deeds.

This deed is given in consummation of a contract between Moffetts Hot Springs Company as vendor, and Ray E. Ziegler as Vendee, which contract is dated March 1, 1948, and is subject to all liens, taxes and assessments and other obligations against the property created subsequent to said date by, through or under the grantees because of their possessory rights under the conditional sales contract.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its duly authorized officers and its corporate seal to be herewith affixed this 20th day of May, 1953.

MOFFETTS HOT SPRINGS COMPANY

By Geo. E. Smith President

By [Signature] Secretary

STATE OF WASHINGTON )  
 ) ss.  
 County of Clark )

This is to certify that on this 20th day of May, 1953, before me, the undersigned Notary Public in and for the State of Washington, personally appeared George Y. Moody and John Wilkinson, to me known to be the President and Secretary respectively of the corporation executing the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized by the board of directors to execute said instrument, and that the seal affixed thereto is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 20th day of May, 1953.

*J. Luther Langsdorf*  
 Notary Public in and for the State  
 of Washington, residing at Vancouver,  
 therein.

834  
 NO.  
 SKAMANIA COUNTY  
 TRANSACTION EXCISE TAX  
 PAID JUN 8 1953  
 AMOUNT \$100.00  
 COUNTY TREASURER  
 BY *Mabel J. Jeter*  
*Mae Hadley, Dep.*

*Pd. July 30, 1951 (see Excise Tax  
 receipt #105)*

