

46523

## WARRANTY DEED

The grantors LLOYD E. SCHIMMELPFENNIG and MARTHA SCHIMMELPFENNIG, husband and wife, of the city of Stevenson, county of Skamania, state of Washington, for and in the consideration of Ten and No/100 (\$10.00) Dollars, in hand paid, convey and warrant to W. B. LUDWIG and MERLE TALENT the following described real estate, situate in the county of Skamania, State of Washington:

That portion of the Felix G. Iman Donation Land Claim in Sections 2 and 11, Township 2 North, Range 7 E.W.M. lying northerly of the S. P. & S. railway right of way;

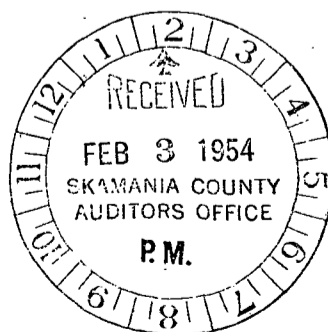
The west half of the northwest quarter ( $W\frac{1}{2} NW\frac{1}{4}$ ), the northwest quarter of the southwest quarter ( $NW\frac{1}{4} SW\frac{1}{4}$ ), and government lots 2, 3, and 4 in Section 2, Township 2 North, Range 7 E.W.M.;

The southwest quarter of the northeast quarter ( $SW\frac{1}{4} NE\frac{1}{4}$ ), the south half of the northwest quarter ( $S\frac{1}{2} NW\frac{1}{4}$ ), the northwest quarter of the southeast quarter ( $NW\frac{1}{4} SE\frac{1}{4}$ ), the southwest quarter ( $SW\frac{1}{4}$ ), and government lots 1, 2, 3, and 5 in Section 3, Township 2 North, Range 7 E.W.M.

## EXCEPTING THE FOLLOWING DESCRIBED TRACTS:

1. A tract of land conveyed to Frank Morrison by deed dated December 27, 1910, and recorded January 5, 1911, at page 36 of Book N of Deeds, Records of Skamania County, Washington.
2. A tract of land conveyed to J. Graves by deed dated September 30, 1912, and recorded October 14, 1912, at page 103 of Book O of Deeds.
3. A tract of land conveyed to E. A. Learned by deed dated January 16, 1913, and recorded January 21, 1913, at page 190 of Book O of Deeds.
4. A tract of land conveyed to James Akerill and Sarah M. Akerill, husband and wife, by deed dated May 1, 1937, and recorded May 14, 1937, at page 286 of Book Z of Deeds.
5. A strip of land 300 feet in width across and through the real estate above described acquired by the United States of America for the Bonneville Power transmission line by judgment on declaration of taking in cause no. 34 in the District Court of the United States for the Western District of Washington, Southern Division, dated February 3, 1939, a copy of which judgment is recorded at page 315 of Book 27 of Deeds.
6. A tract of land conveyed to William Warfield by deeds dated March 21, 1939, and recorded March 22, 1939, at pages 353 and 354 of Book 27 of Deeds.
7. A tract of land conveyed to R. M. Hegewald by deed dated August 3, 1948, and recorded September 3, 1948, at page 150 of Book 32 of Deeds.
8. A tract of land and an easement conveyed to Carl Krohn by deed dated February 27, 1952, and recorded March 5, 1952, at page 33 of Book 35 of Deeds.

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NO. 1028  
SKAMANIA COUNTY  
TRANSACTION EXCISE TAX  
PAID DEC 7 1953  
AMOUNT *for*  
COUNTY TREASURER  
BY *Margaret*

## AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS AND RIGHTS

1. An easement for a telephone line on, over and across the northeast quarter of the northwest quarter ( $NE\frac{1}{4} NW\frac{1}{4}$ ) and the west half of the northeast quarter ( $W\frac{1}{2} NE\frac{1}{4}$ ) of Section 2, Township 2 North, Range 7 E.W.M. conveyed to the United States of America, Department of Agriculture, by an instrument dated May 2, 1939, and recorded at page 396 of Book 27 of Deeds, Records of Skamania County, Washington.
2. A flowage easement granted to the United States of America on, over and across that portion of the Felix G. Iman D.L. C. lying northerly of the S. P. & S. Railway Company's right of way, to overflow the said property up to the 94 foot contour line as determined by reference to the U. S. C. & G. S. datum, by deed dated September 4, 1936, and recorded October 24, 1936, at page 67 of Book Z of Deeds.
3. An easement for an access road together with the right to cut brush etc., appurtenant to the Bonneville Power transmission line granted to the United States of America by deed dated September 26, 1940, and recorded December 20, 1940, at page 207 of Book 28 of Deeds.
4. A perpetual right of way together with the right to cut brush etc., granted to the Northwestern Electric Company by deed dated June 12, 1912, and recorded June 14, 1912, at page 603 of Book N of Deeds.
5. A right of way for a power line granted to the West Coast Power Company, a Delaware corporation, by an instrument dated November 28, 1936, and recorded December 22, 1936, at page 322 of Book 3 of Agreements and Leases.
6. Water rights of the Town of Stevenson.
7. Public roads and rights of way on, over and across the above described property acquired by Skamania County and by the State of Washington.
8. The possessory rights and interest of Sam G. Melonas under an unrecorded lease.
9. An unrecorded lease dated October 28, 1949, for a marker site granted to the Civil Aeronautics Administration of the Department of Commerce, said lease being identified as contract No. C7-ca-3562.
10. An unrecorded lease dated June 5, 1950, for a saw mill site granted to Fred Dallos and Ray L. Mallicott doing business as MD Lumber Company.
11. The interest of the State of Washington under an unrecorded beaver trapping agreement dated December 1, 1950, entered into pursuant to the provisions of Chapter 242, Laws of 1945, and regulations issued thereunder.
12. An unrecorded easement for a right of way granted to Charles Lyons.

AND SUBJECT TO the acts and omissions of the grantees as purchasers under a real estate contract dated April 20, 1953, and recorded June 22, 1953, at page 479 of Book 36 of Deeds, Records of Skamania County, Washington, pursuant to which this conveyance is made.

Dated at Stevenson, Washington, this 7<sup>th</sup> day of December, 1953.

*Charles E. Schimmelfennig* (SEAL)  
*Martha Schimmelfennig* (SEAL)

STATE OF WASHINGTON }  
                              } ss.  
County of Skamania }

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 7<sup>th</sup> day of December, 1953, personally appeared before me Lloyd E. Schimmelpfennig and Martha Schimmelpfennig, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged 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 last above written.



*Robert J. Palmer*

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

