

47363

BOOK 38 PAGE 297

## WARRANTY DEED

The grantors, Sidney Wood and Viola M. Wood, husband and wife, of the City of Stevenson, County of Skamania, State of Washington, for and in consideration of Ten Dollars and other valuable considerations, in hand paid, convey and warrant to Darrell Bell and Jo Alice M. Bell, husband and wife, of Stevenson, Washington, the following described real property located in Skamania County, State of Washington:

Commencing at a point on the center of Kanaka Creek 150 feet south of the north line of Lot 1, Stevenson Park Addition, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence southerly along the center of Kanaka Creek, a distance of 300 feet, more or less, to a cross marked in a large rock for initial point of the tract hereby described; thence following the center of Kanaka Creek in a southerly direction to the southerly line of Lot 1 of Stevenson Park Addition; thence in an easterly and northerly direction following the line of said Lot 1 to a point which is 450 feet south of the north line of said Lot 1 extended east; thence west 132 feet; thence northwesterly to a point 165 feet west of the east line of said Lot 1 and 400 feet south of the north line of said Lot 1; thence northwesterly to a point 185 feet west of the east line of said Lot 1 and south 350 feet from the north line of said Lot; thence in a northerly direction to a point 205 feet west of the east line of said Lot 1 and 300 feet south of the north line of said Lot 1; thence in a southwesterly direction to the point of beginning.

EXCEPTING therefrom: A strip of land 50 feet in width along the northerly side thereof as described in deed to H. Mofford, recorded at page 216 of Book Y of Deeds, Records of Skamania County, Washington, together with an easement for road 10 feet in width as now located and constructed from said property to intersection with county road known as "Loop Road" along, or near, the easterly side of said tract of land, the said easement to be for use of and appurtenant to the said 50 foot strip.

EXCEPTING also the following: Commencing at a point on the east line of said Lot 1, Stevenson Park Addition which is 450 feet south of the north line of said Lot 1 extended east; thence west 132 feet; thence southeasterly to southeasterly angle point of said Lot 1; thence northerly along the east line of said Lot 1 to the point of beginning, together with road easement 10 feet in width along the westerly side thereof as above described.

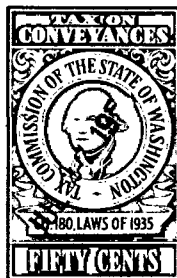
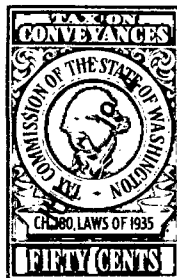
The grantors do not warrant as against the right, title and interest of Florence Middleton, if any, arising through error in survey and/or adverse possession through encroachment of buildings or improvements.

AND SUBJECT TO the acts and omissions of the grantees as purchasers



under a real estate contract dated February 28, 1953, pursuant to which this conveyance is made.

Dated at Stevenson, Washington, this 27<sup>th</sup> day of July, 1954.



Sidney Wood (SEAL)

Viola M. Wood (SEAL)

STATE OF WASHINGTON }  
County of Skamania } ss.

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 27<sup>th</sup> day of July, 1954, personally appeared before me Sidney Wood and Viola M. Wood, 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. Salvo

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

NO. 1019  
SKAMANIA COUNTY  
TRANSACTION EXCISE TAX  
PAID JUL 27 1954  
AMOUNT *Exempt*  
COUNTY TREASURER  
BY mae g. hester