

(Revised 1953)

47561

KNOW ALL MEN BY THESE PRESENTS, That G. O. Jackson and Dorothy B. Jackson, husband and wife

in consideration of Ten and No/100 (\$10.00) Dollars,

to them paid by LaVera N. Standish

do hereby grant, bargain, sell and convey unto the said grantee, her heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Skamania and State of Washington, bounded and described as follows, to-wit:

ATTACHED EXHIBIT "A"

Description of property deeded to LaVera N. Standish by G. O. Jackson and Dorothy B. Jackson, husband and wife, on this 13th day of September, 1954.

EXHIBIT "A"

The following described real property in Skamania County, State of Washington, to-wit:

A portion of Government Lot 2 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, T.3N., R. 8 E.W.M. lying northerly of the northerly right of way of the S. P. & S. Ry. Co., and more particularly described as follows; Beginning at the northeast corner of a tract of land conveyed to Skamania County by deed dated May 7, 1923, and recorded May 23, 1923, at page 237 of Book "T" of Deeds, Records of Skamania County, Washington; thence in the easterly direction along the south line of the North Bank Highway as formerly located and northerly along said line, to intersection of the former North Bank Highway and a County Road, said point being also described as 15 feet north of a blazed 12 inch maple tree with three notches; thence east to the east line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 35; thence south along said east line and south along the east line of said Government Lot 2 to the northerly right of way line of the S. P. & S. Ry. Co; thence northwesterly along the said northerly right of way line to the southeast corner of the said tract conveyed to Skamania County; thence north to the true point of beginning. EXCEPT public roads and road right of ways and easements on and across the above parcel; and EXCEPT that portion of the tract of land conveyed to the S. P. & S. Ry. Co. by deed dated February 13, 1908, and recorded at page 28 Book "L" of Deeds, which lie within the above parcel.

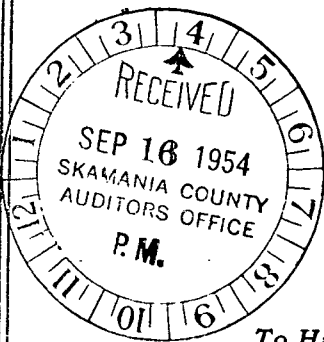
EXCEPT easements conveyed to the Northwestern Electric Company to erect and maintain power lines and to cut trees and brush by deed dated June 22, 1912 and recorded on June 26, 1912 at page 623 of Book "N" of Deeds and by deed dated March 31, 1914, and recorded on April 27, 1914, at page 586 of Book "O" of deeds, and by deed dated August 7, 1934, and recorded on August 31, 1934, at page 604 of Book "X" of deeds.

Except an easement granted to the United States of America by deed dated Sept. 1, 1937, and recorded on December 29, 1937, at page 546 of Book "Z" of Deeds to overflow Government Lot 2 in the said Section 35 up to the 94 contour line above mean sea level as determined by reference to the U. S. C. & G. S. Datum.

CONVEYING ALSO: The right to take water from spring situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 35 thru a one half inch pipe. This right is subject to the right, easement and privilege granted to Virgil Gertz et ux to take water from said spring, and is subject to the condition that grantee's intake shall be placed at a higher level than the intake installed by the said Virgil Gertz et ux. The grantee may use for intake pipe not more than three standard lengths of 1 $\frac{1}{2}$ " pipe.

CONVEYING ALSO: the right to take, by appropriation or through permit from the Hydraulic Engineer of the State of Washington, not more than one half of the water of the creek flowing through the above conveyed property through intake to be placed thereon. In computing the total flow of said creek for this purpose there shall be deducted the total amount of water arising in the spring above mentioned and water already appropriated by persons other than the parties hereto, or their successors in interest.

CONVEYING ALSO: Necessary easement for pipe line from the spring above mentioned to the property hereby conveyed over and across the tract of land acquired by Andrew Frost from Christine Hawley Cook by deed dated Oct. 25, 1949. GRANTORS assume that the tract of land conveyed to the State of Washington in connection with State Highway No. 8 by deed dated April 4, 1932, recorded May 2, 1932, at page 158, Book "X" of Deeds, Records of Skamania County, Washington, adjoins or lies southerly of the southerly line of the real estate mentioned above but they do not guarantee against a contrary state of facts.



NO 1 '82
A COUNTY
ACTION EXCISE TAX
PAID SEP 16 1954
AMOUNT \$15.00
COUNTY TREASURER
BY Mabel J. Geter

To Have and to Hold the above described and granted premises unto the said grantee, HER
heirs and assigns forever.
And WE the grantor S. do covenant that WE are lawfully seized in fee simple of the above
granted premises free from all encumbrances,

and that WE will and are heirs, executors and administrators, shall warrant and forever
defend the above granted premises, and every part and parcel thereof, against the lawful claims and
demands of all persons whomsoever.

Witness OUR hand S and seal S this 13th day of September, 19 54

STATE OF OREGON,

County of Multnomah } ss. On this 13th day of September, 19 54,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the
within named G.O. Jackson and Dorothy B. Jackson, husband and wife,



who are
known to me to be the identical individual S described in and who executed the within
instrument, and acknowledged to me that they executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year last above written.

Tillie J. Granelle
Notary Public for Oregon, residing at Portland.
My Commission expires June 30th, 1956.

WARRANTY DEED

After recording
return to

STATE OF ~~Oregon~~ Washington } ss.
County of

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book on page
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

County Clerk—Recorder.

By Deputy.

