



WARRANTY DEED

(STATUTORY FORM)

FOR PROPERTY WITHIN THE STATE OF WASHINGTON

The grantor ANNE FRANCES MONAGHAN, a widow who acquired title as
 Anne Frances Orton, Oregon
 of the city of Portland, county of Multnomah State of ~~Washington~~
 for and in consideration of

One Dollar, Love and Affection ~~XXXXXXXXXXXXXXXXXXXX~~
 in hand paid, convey and warrant to THOMAS O. MONAGHAN and MARGARET P. ZIEGLER, son
 and daughter respectively of the grantor,
 the following described real estate, situate in the county of Skamania state of Washington:

The northwest quarter of the southwest quarter of the northeast quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$), and the southwest quarter of the northwest quarter of the northeast quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 28, Township 3 North, Range 8 E.W.M.; EXCEPTING that portion thereof lying northerly of the southerly line of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's transmission lines;

ALSO a permanent easement for agricultural purposes granted by the United States of America to Anne Frances Orton Monaghan by deed dated March 5, 1940, and recorded March 20, 1940, at page 29 of Book 28 of Deeds, Records of Skamania County, Washington, said easement granting limited rights of use and occupancy of the 300 foot strip of land above described;

EXCEPTING AND RESERVING to the grantor a life estate and the right to use, possess and occupy the above described real property for the period of her natural life;

AND SUBJECT TO county road over and across said real property.

~~subject to~~



NO 1302
 COUNTY SECTION EXCISE TAX
 PAID OCT 13 1954
 AMOUNT *Exempt*
 COUNTY TREASURER
 BY *Mabel Pieter*

Dated this *11th* day of October, 1954.

Anne Frances Monaghan

OREGON
~~STATE OF WASHINGTON~~
 County of Multnomah } ss.

I, the undersigned, a notary public in and for the state of ~~Washington~~ Oregon, hereby certify that on this *11th* day of *October*, 1954, *Anne Frances Monaghan*, a widow, personally appeared before me

to me known to be the individual ... described in and who executed the foregoing instrument, and acknowledged that *she* signed and sealed the same as *her* 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.

E. R. ELLINGSON
 Notary Public for Oregon
 My Commission expires
 December 20, 1957

E. R. Ellingson
 Notary Public in and for the State of ~~Washington~~ Oregon
 residing at *Portland*
 My commission expires