

## WARRANTY DEED

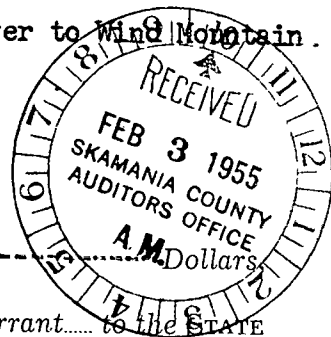
## LIMITED ACCESS

IN THE MATTER OF Primary

State Highway No. 8, Wind River to Wind Mountain.

KNOW ALL MEN BY THESE PRESENTS, That the Grantors

R.D. BICKERSTAFF and O'DESSA M. BICKERSTAFF, husband and wife



for and in consideration of the sum of Ten (10.00) -----  
and other valuable considerations .

in hand paid, the receipt whereof is hereby acknowledged, hereby convey..... and warrant..... to the STATE  
OF WASHINGTON, the following described real estate situated in SKAMANIA  
County, in the State of Washington:

All that portion of the following described Parcel "A" lying  
Northeasterly of existing Primary State Highway No. 8, and Southwesterly of a line parallel  
with and 70 feet distant Northeasterly, when measured at right angles, from the center line  
of Primary State Highway No. 8, Wind River to Wind Mountain, EXCEPT that from the Westerly  
boundary of said Parcel "A" Southeasterly to the Westerly right of way line of the Berge  
County Road, said line shall be 60 feet distant Northeasterly, when measured at right angles,  
from said center line. ALSO all that portion of the following described Parcel "A" lying  
Northeasterly of existing Primary State Highway No. 8, Southerly of the Berge County Road  
and Westerly of a line at right angles to the center line of Primary State Highway No. 8,  
Wind River to Wind Mountain at Highway Engineer's Station 342+80, EXCEPT any portion thereof  
lying within the lands first hereinabove conveyed.

The hereinabove mentioned Parcel "A" is described as follows:  
Beginning at the intersection of the west line of the Robbins D.L.C. with the south line  
of Section 27, Township 3 North, Range 8 E. W.M.; thence north along the west line of the  
said Robbins D.L.C. 20 chains; thence east parallel to the south line of the said Section  
27, 10 chains; thence south parallel to the west line of the said Robbins D.L.C. 20 chains  
to the south line of the said Section 27; thence west along the south line of the said  
Section 27, 10 chains to the point of beginning; EXCEPT (1) the following described tract  
of land: Beginning at an iron stake set on the northerly line of State Highway No. 8 10 chains  
east of the west line of the Robbins D.L.C. in Section 27, Township 3 North, Range 8 E. W.M.;  
thence north 347 feet; thence north 72° 15' west 178.2 feet to the easterly line of the right  
of way of the Home Valley Road at an iron stake; thence south 75° 14' west along the easterly  
line of the said right of way of said Home Valley Road a distance of 274.6 feet to an iron  
stake; thence south 09° west 128.8 feet to the northerly line of said State Highway No. 8  
at an iron stake; thence south 66° 31' east along the northerly line of said State Highway No. 8  
a distance of 491 feet to the place of beginning; EXCEPT (2) the following described tract  
of land: Beginning at the intersection of the southeasterly line of the Berge Road with the  
east line of the tract first above described 474 feet south of the northeast corner thereof;  
thence south 264 feet; thence west 186 feet more or less to intersection with the southeasterly  
line of the said Berge Road; thence northeasterly along the Berge Road to intersection with  
the east line of the tract first above described; AND EXCEPTING a tract of land conveyed to  
Frank Wm. Birkenfeld and Spencer L. Garwood by deed dated April 30, 1951, and recorded May 28,  
1951, at page 495 of Book 33 of Deeds, Records of Skamania County, Washington.

Also, the grantors herein convey and warrant to the State of  
Washington all rights of ingress and egress (including all existing, future or potential  
easements of access, light, view and air) to, from and between Primary State Highway No. 8,  
Wind River to Wind Mountain, and the remainder of said Parcel "A", EXCEPT, as a part of the  
consideration for this transaction the grantee agrees to construct on its right of way a grade  
intersection on the left at approximate Highway Engineer's Station 342+00, as shown on Sheet  
2 of 3 Sheets of the above mentioned map of definite location, and to which grade inter-  
section only, the grantors, their heirs and assigns reserve a right of reasonable access,  
AND EXCEPT that an OFF and ON APPROACH, Type B, not to exceed 20 feet in width, for those  
uses necessary to the normal operation of a farm will be permitted on the right at Highway  
Engineer's Station 341+20 to serve Grantor's farm on the opposite side of the S. P. & S.  
Railway. The approach will be permitted only as long as there exists a legal crossing of said  
railroad tracks and any unauthorized use of said approach will subject same to revocation  
without notice.

The lands being conveyed herein contain a total area of 0.2 acre, more  
or less, the specific details concerning all of which are to be found within that certain map  
of definite location now of record and on file in the office of the Director of Highways at  
Olympia, bearing date of approval June 29, 1954.

It is expressly intended that these covenants, burdens and re-  
strictions shall run with the land and shall forever bind the grantors, their heirs, successors  
or assigns.

It is understood and agreed that the delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Highways, by the Right of Way Engineer.

Dated this 28 day of January, 1955

R.D. Bickerstaff  
O'Dessa M. Bickerstaff

Accepted and approved FEB 1 1955

STATE OF WASHINGTON  
DEPARTMENT OF HIGHWAYS  
By *Sam M. Stoking*  
Right of Way Engineer.

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 28 day of January, 1955 personally appeared before me R.D. Bickerstaff and O'Dessa M. Bickerstaff

to me known to be the individual s 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.

*Wm E. Murrell*  
Notary Public in and for the State of Washington,  
Residing at Vancouver



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48194

WARRANTY DEED

FROM  
R.D. Bickerstaff et ux  
TO  
STATE OF WASHINGTON  
IN  
Skamania County

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

Wm. State Highway Comm.

OF Olympia, Wn.

AT 10-00 A.M. Feb 3, 1955

WAS RECORDED IN BOOK

OF AT PAGE

RECORDS OF SKAMANIA COUNTY, WASH.

Alice H. Berra

COUNTY AUDITOR

BY M. Kelly DEPUTY

When recorded mail to  
DEPARTMENT OF HIGHWAYS  
OLYMPIA, WASH.

Primary State Highway No. 8  
Wind River to Wind Mountain

REGISTERED	INDEXED: DIR.	INDIRECT:	RECORDED	COMPARSED	MAILED
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STATE PRINTING PLANT OLYMPIA, WASH. 1954