

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

LESLIE O. SHEPARDSON and LAVERA N. SHEPARDSON, husband and wife

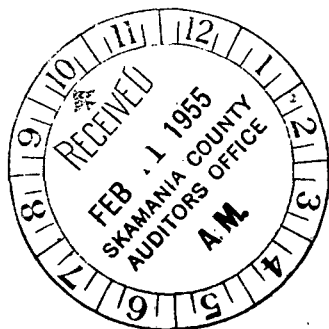
for and in consideration of the sum of Ten (10.00) - - - - - Dollars,
and other valuable considerations,
in hand paid, the receipt whereof is hereby acknowledged, hereby convey..... and warrant..... to the STATE
OF WASHINGTON, the following described real estate situated in SKAMANIA
County, in the State of Washington:

All that portion of the following described
Parcel "A" lying Northeasterly of existing Primary State Highway No.8
and Westerly of a line at right angles to the center line of Primary State
Highway No.8, Wind River to Wind Mountain, opposite Highway Engineer's
Station 387+32. ALSO, all that portion of said Parcel "A" lying South-
westerly of a line parallel with and 130 feet distant Northeasterly, when
measured radially, from the center line of Primary State Highway No.8, Wind
River to Wind Mountain, said line extending from Highway Engineer's Station
387+32 Southeasterly to Highway Engineer's Station 388+50, except portion
heretofore conveyed for highway purposes.

The hereinabove mentioned Parcel "A" is described
as follows: A tract of land situated in Government Lot 2 and in the north-
east quarter of the northwest quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 35, Township Three
(3) North, Range 8 E. W. M., 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 at page 237 of Book T of Deeds, Records of
Skamania County, Washington; thence in an easterly direction following the
northerly line of that certain county road now known and designated as the
Wind Mountain Road and formerly designated as State Highway No.8 to inter-
section of the said county road with the abandoned location of former State
Highway No.8, said point being also described as 15 feet north of a blazed
12 inch maple tree with 3 notches; thence east to the east line of the NE $\frac{1}{4}$
of NW $\frac{1}{4}$ of the said Section 35; thence south along the east lines of the NE $\frac{1}{4}$
of NW $\frac{1}{4}$ and of Government Lot 2 of the said Section 35 to intersection with
the northerly line of the Spokane, Portland and Seattle Railway Company's
right of way; thence northwesterly following the northerly line of the said
railway right of way to the southeast corner of the said tract of land conveyed
to Skamania County; thence north to the point of beginning; EXCEPT (1) public
roads and rights of way over and across the said real property, including the
right of way of the State of Washington for State Highway No.8; (2) a flowage
easement granted to the United States of America to overflow the said real
property with the back waters from the Bonneville Dam (3) easements for electric
power transmission lines acquired by Public Utility District No.1 of Skamania
County, a municipal corporation, and the Pacific Power & Light Company, a
corporation; and (4) that portion of that tract of land conveyed to the
Spokane, Portland & Seattle Railway Company for a gravel pit by deed recorded
at page 28 of Book L of Deeds, as corrected by deed recorded at page 460 of
Book L of Deeds, Records of Skamania County, Washington, which lies within
the above described real property.

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

The lands being conveyed herein contain a total area
of 0.22 acres, 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 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 13 day of January, 1955

Accepted and approved FEB 5 1955

Leslie O. Shepardson
La Vera N. Shepardson

STATE OF WASHINGTON
DEPARTMENT OF HIGHWAYS

By

Frank M. Stirling
Right of Way Engineer

STATE OF WASHINGTON,

County of Skamania } ss

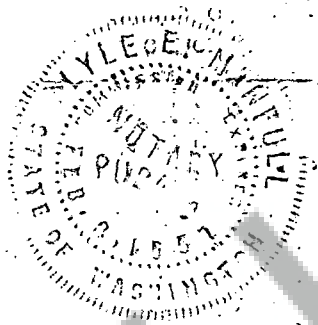
I, the undersigned; a notary public in and for the State of Washington, hereby certify that on this 13th day of January, 1955 personally appeared before me

Leslie O. Shepardson and La Vera N. Shepardson

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.

W. E. Maupell
Notary Public in and for the State of Washington,
Residing at Vancouver



WARRANTY DEED

FROM

Leslie O. Shepardson et ux

TO

STATE OF WASHINGTON

IN

Skamania County

STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

State of Washington
OF Olympia, Wash.
AT 10:00 AM Feb 11, 1955

WAS RECORDED IN BOOK

OF AT PAGE

RECORDS OF SKAMANIA COUNTY, WASH.

Allen H. Berg
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

RECEIVED

JAN 10 1955

STATE PRINTING PLANT

OLYMPIA, WASHINGTON



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