

# 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 Grantor

LAVERA N. SHEPARDSON, who acquired title as LAVERA N. STANDISH

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

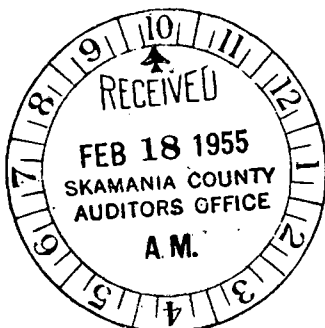
in hand paid, the receipt whereof is hereby acknowledged, hereby convey and warrant to the STATE  
OF WASHINGTON, the following described real estate situated in SKAMANIA  
County, in the State of Washington:

All that portion of the following described Parcel  
"A" lying Northeasterly of existing Primary State Highway No. 8 and Southwesterly  
of a line parallel with and 120 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 Highway Engineer's Station 328+65 Southeasterly  
to Highway Engineer's Station 330+50, said line shall be parallel with and 150  
feet distant Northeasterly from said center line; EXCEPT that from Highway  
Engineer's Station 330+50 Southeasterly to Highway Engineer's Station 336+00,  
said line shall be parallel with and 70 feet distant Northeasterly from said  
center line; EXCEPT that from Highway Engineer's Station 336+00 Southeasterly  
to Highway Engineer's Station 338+50, said line shall be parallel with and 80  
feet distant Northeasterly from said center line; EXCEPT that from Highway  
Engineer's Station 338+50 Southeasterly to the Easterly boundary of said Parcel  
"A", said line shall be parallel with and 60 feet distant Northeasterly from  
said center line.

The hereinabove mentioned Parcel "A" is described  
as follows: All that portion of the following described tract of land lying  
Northerly of existing Primary State Highway No. 8: A tract of land in the  
William M. Murphy D.L.C. and Section 27, Township 3 North, Range 8 E.W.M., more  
particularly described as follows: Beginning at the southwest corner of said  
Section 27; thence north 48° east 186 feet; thence north 24° east 330 feet;  
thence north 78° east 458 feet; thence north 89° east 175 feet; thence south  
71° east 164 feet; thence south 76° east 95 feet; thence south 78° east 151 feet;  
thence north 86° east 212 feet; thence north 37° east 127 feet; thence north  
08° east 289 feet; thence north 44° west 44 feet; thence north 15° west 50 feet;  
thence north 11° east 140 feet; thence north 34° east 68 feet; thence north 26°  
east 100 feet; thence north 02° west 200 feet; thence north 07° east 100 feet;  
thence north 01° east 141 feet to a point south 00° 17' west 109 feet from a  
40 inch cottonwood tree; thence south 59° 38' east 123.9 feet; thence south  
60° 41' east 881.4 feet; thence south 47° 31' east 91.7 feet; thence south 54°  
36' east 132 feet; thence north 18° 18' east 188.4 feet; thence south 69° 23'  
east 232.2 feet to the east boundary line of said Murphy D.L.C.; thence south  
along the east line of the said Murphy D.L.C. to the south line of the said  
Section 27; thence west along the south line of the said section 27 to the  
point of beginning.

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 County Road connection on the left at  
approximate Highway Engineer's Station 330+10 as shown on Sheets 1 and 2 of 3  
Sheets of the above mentioned map of definite location, and to which County Road  
connection only, westerly of Highway Engineer's Station 329+50, the grantors,  
their heirs and assigns reserve a right of reasonable access, and APPROACH to  
said County Road connection to be maintained between the right of way line and  
the shoulder line of said County Road connection by the grantors, their heirs,  
successors and assigns. 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 1.65 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 24 day of January, 1955

*La Vera N. Shepardson*

Accepted and approved FEB 11 1955

STATE OF WASHINGTON  
DEPARTMENT OF HIGHWAYS

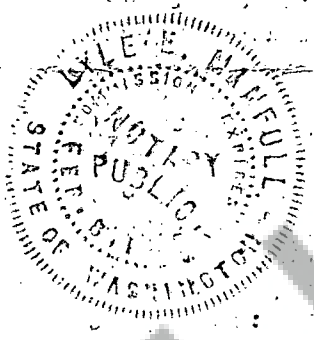
By *[Signature]*  
Right of Way Engineer.

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 24 day of January, 1955 personally appeared before me LaVera N. Shepardson

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.



*[Signature]*  
Notary Public in and for the State of Washington,  
Residing at Vancouver

WARRANTY DEED

FROM  
LaVera N. Shepardson

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

Wm. State Highway Comm.  
OF Olympia, Wn.  
AT 10-00 A.M. Feb. 18, 1955

WAS RECORDED IN THE  
OF  
RECORDS OF SKAMANIA COUNTY, WASH.

Olive H. Berg  
COUNTY AUDITOR  
BY M. Kelly DEPUTY

REGISTERED	When recorded mail to RECORDED: DEPARTMENT OF HIGHWAYS OLYMPIA, WASH.
INDEXED: DIR.	
FILED	
Primary	
State Highway No. <u>8</u> Wind River to Wind Mountain	