

WARRANTY DEED

50148

THE GRANTORS, GEORGE D. HIGGENBOTHAM and THELMA G. HIGGINBOTHAM, husband and wife, for and in consideration of Ten and no/100 (\$10.00) Dollars, in hand paid, convey and warrant to RAY E. ZIEGLER and GLADYS ZIEGLER, husband and wife, the following described Real Estate, situated in the County of Skamania, State of Washington:

PARCEL NO. 1. A tract of land located in Section 16, Township 2 North, Range 7 E.W.M. and being a portion of the Bishop and Chenoweth Donation Land Claims:

Beginning at the southeast corner of the said Section 16; thence north along the east line of said Section 16, 1320 feet, more or less to the northeast corner of the southeast quarter of the southeast quarter of the said Section 16, said point being on the north line of the Chenoweth D.L.C.; thence west along said north line of the Chenoweth D.L.C. 2904 feet, more or less to the intersection with the east line of the Bishop D.L.C.; thence north along the east line of the Bishop D.L.C. to the northeast corner thereof; thence west along the north line of the Bishop D.L.C. to intersection with the easterly line of the tract of land acquired by the United States of America for the Bonneville Power transmission line; thence south  $28^{\circ} 25'$  west following the easterly line of the said power line tract to intersection with the east line of that certain County road formerly designated as the EVERGREEN Highway; thence in a southerly direction following the east line of the said County road to the south line of said Section 16; thence east along the south line of the said Section 16 to the point of beginning.

EXCEPTING therefrom the north half of the north half of the southeast quarter of the southeast quarter of the said Section 16, and easement for road appurtenant thereto.

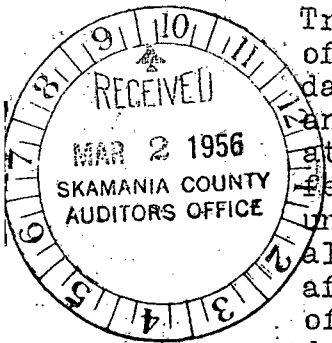
AND EXCEPTING therefrom that tract of land conveyed to Hattie L. Brown by deed dated August 8, 1923, and recorded at page 364 of Book T of deeds, Records of Skamania County, Washington, and water rights and pipe line easement appurtenant thereto.

AND EXCEPTING that tract of land conveyed to the Town of North Bonneville by deed dated August 26, 1939, and recorded at page 172 of Book 28 of Deeds.

AND EXCEPTING a suitable road right of way leading from the existing county road and the east line of the aforesaid Hattie L. Brown tract to intersection with the west line of Section 15, Township 2 North, Range 7 E.W.M.

PARCEL NO. 2. A tract of land in Section 21, Township 2 North, Range 7 E. W. M. and being a portion of the Bishop and Chenoweth Donation Land Claims:

Beginning at a point on the north line of the said Section 21 north of the northeast corner of that tract of land conveyed to B. E. Whitsett by deed dated December 12, 1947, and recorded at page 584 of Book 31 of Deeds, Records of Skamania County, Washington; thence south to the northeast corner of the said B. E. Whitsett tract; thence north  $79^{\circ} 51'$  west 249.13 feet to the northwest corner of the said B. E. Whitsett tract; thence in a southwesterly direction to a point which is north  $00^{\circ} 48'$  west 100 feet from a point 627.74 feet south and 1893.73 feet west of the northeast corner of said Section 21 and said point being the northeast corner of Lot 2 of Block 15 of the unrecorded plat of the Town of North Bonneville; thence north  $79^{\circ} 51'$  west 101.6 feet; thence westerly to the northeast corner of that tract



of land conveyed to Troy L. Mansfield by deed dated July 31, 1950, and recorded at page 328 of Book 33 of Deeds; thence in a westerly direction along the north line of the said Troy L. Mansfield tract and continuing along the north line of said tracts of land conveyed to Troy L. Mansfield by deeds dated March 11, 1938, June 5, 1947, and February 20, 1948, and recorded respectively at page 8 of Book 27 of Deeds and at pages 596 and 636 of Book 31 of Deeds a distance of 271.34 feet to the northwest corner of Lot 5 of Block 18 of the unrecorded plat of the Town of North Bonneville; thence southerly along the west line of Lot 5 of the said Block 18 as described aforesaid in deed dated June 5, 1947, and along the west line of Lots 18 and 5 of Block 17 of the said unrecorded plat as described in deed to H. C. Cole dated April 3, 1950, recorded at page 46 of Book 33 of Deeds in a line perpendicular to the Evergreen Highway to the intersection with that certain road known and designated as the Old State Road No. 8; thence westerly along the north line of the said Old State Road to intersection with the county road leading to Moffets Hot Springs; thence in a northerly direction along the east line of the said county road to the north line of said Section 21; thence east along the north line of said Section 21 to the point of beginning.

EXCEPTING THEREFROM that tract of land conveyed to George Ziegler by deed dated March 25, 1948, recorded at page 22 of Book 32 of Deeds.

AND EXCEPTING therefrom that tract of land conveyed to Walter Tol by deed dated June 7, 1921, and recorded at page 287 of Book 5 of Deeds.

AND EXCEPTING therefrom that tract of land conveyed to William Bishop by deed dated October 29, 1921, and recorded at page 405 of Book 5 of Deeds.

AND EXCEPTING therefrom that tract of land conveyed to C. C. Powers and Frank Daubenspeck by deed dated October 9, 1920, and recorded at page 256 of Book V of Deeds.

AND SUBJECT to easement granted to the State of Washington for drainage ditches dated April 12, 1951, and recorded at page 494 of Book 33 of Deeds.

DATED this 14th day of January, 1956.

George D. Higginbotham (SEAL)

Thelma G. Higginbotham (SEAL)

STATE OF OREGON )  
 ) ss.  
County of Clackamas )

I, George L. Hibbard, a Notary Public in and for the said State, do hereby certify that on this 14th day of January, 1956, personally appeared before me George D. Higginbotham and Thelma G. Higginbotham, husband and wife, to me known to be the individuals described in and who executed the within 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

George L. Hibbard  
Notary Public for Oregon  
My Commission Expires 12-18-57.