

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, George A. Sweeney and Anna E. Sweeney, husband and wife, grantors in consideration of One Thousand Six Hundred and Fifty Dollars (\$1,650.00) to us paid by Roy V. Leonard, grantee, do hereby grant, bargain, sell and convey unto the said grantee, Roy V. Leonard, his heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Skamania and State of Washington, bounded and described as follows, to-wit:

The northeast quarter of the northwest quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) and the northwest quarter of the northeast quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and Government Lots 5 and 6 of Section 31, Township 3 North, Range 8 East, W. M., EXCEPTING HOWEVER

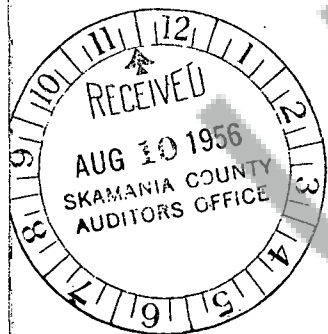
(1) A tract of land containing 20 acres more or less described as follows; a strip of land 1500 feet in length and 600 feet in width, bounded on the north by the north line of Section 31, Township 3 North, Range 8 East, W. M., on the West by a line parallel to and 300 feet West of the center (meander) line of Smith Creek, and on the East by a line parallel to and 300 feet east of the center line of said Smith Creek.

(2) A tract of land conveyed to C. M. Youmans by deed dated December 20, 1918 and recorded January 23, 1919 in book R of deeds at page 11 described as follows;

Commencing at a point which is 1800 feet South of the one quarter corner between Sections thirty and thirty-one Township three North of Range eight East of the Willamette Meridian, thence following the meanderings of the County Road as the same was laid out and established on the 11th day of October 1909, to a point 1007 feet distant from and North 55° 30' E. of the place of beginning, thence South 799 feet to a point on a rock ledge (witness a fir tree two feet in diameter N. 40° W. 3 feet distant); thence South 60° 30' W. 370 feet along the edge of the rock ledge; thence South 300 feet, thence South 75° 30' West 520 feet, thence North 840 feet to the place of beginning.

(3) A tract of land conveyed to Michael Montchalin by deed dated March 15, 1917 and recorded March 16, 1917 in book Q of deeds at page 127, described as follows;

Commencing at a point on the Government meander line on the North shore of the Columbia river where the North and South line between Sections 31 and 32, Tp 3 North of range 8 East of the Willamette Meridian intersects with said meander line; thence North on said section line to the right of way of the Spokane, Portland & Seattle Railway right of way; thence westerly along the South line of said right of way a distance of 1024 feet; thence South 22 and 1/2 degrees East, to said government meander line on said North



shore of the Columbia river; thence on said meander line easterly to the point of beginning. Containing five (5) acres, more or less. All in Lot 6, Sec. 31, Tp. 3 N. R. 8 E.W.M.

(4) A tract of land conveyed to Lynn Finster and Rose Finster by deed dated December 28, 1934 and recorded January 4, 1935 in book Y of deeds at page 81, described as follows;

Commencing at a point on the South boundary of the State Highway right of way, 1724 feet South of the 1/4 corner between sections 30 and 31 T. 3 N. R. 8 E.W.M. as located by the government surveyor of recent date. Thence following the south line of the State Highway right of way in an easterly direction to a point 338.6 feet East of the point of beginning. Thence South 51.9 feet more or less to the North line of the S. P. & S. R. R. right of way. Thence in a westerly direction along said S. P. & S. R. R. right of way to a point due South of and 113.5 feet more or less from the point of beginning. Thence North to the place of beginning containing 0.6 acres more or less.

(5) A tract of land conveyed to Charles B. Sweeney by deed dated December 30, 1940 and recorded February 15, 1944 in book 30 of deeds at page 14, described as follows;

Commencing at a point 1800 feet South of the one quarter corner between Sections 30 and 31, Tp. 3 N. R. 8 E.W.M., thence N. 55° 30' East 1007 feet to the northeast corner of that tract of land conveyed to C. M. Youmans by deed recorded at page 11 book "R" of deeds, records of Skamania County, Washington, which is the initial point of the tract hereby described; thence South to the Columbia river; thence following the Columbia river upstream to a point 200 feet East of Smith Creek; thence northerly following a line which is parallel to and 200 feet distant from the center line of said Smith Creek (measured in an easterly direction at right angle) to intersection with the southerly line of State Highway No. 8; thence following the said Highway in a westerly and southerly direction to a point on the easterly boundary thereof, which is S. 55° 30' West of the place of beginning; thence N. 55° 30' E. to the initial point.

(6) All minerals and mining rights.

AND FOR THE CONSIDERATION AFORESAID the said grantors do grant, bargain, sell and convey to the said Roy V. Leonard, his heirs and assigns:

All growing timber on the 20 acres of land described in exception one (1) above, with the right at any time on or before June 1, 1967 to cut and remove the same, granting to said Roy V. Leonard, his heirs and assigns, the right of ingress and egress to and from said land for the purpose of removing said timber, it

being the intent here to extend to said grantee an additional ten (10) years for removal of said timber beyond the term heretofore granted in a conveyance of said timber to Garrabrant Lumber and Investment Company by these grantors, said Garrabrant Lumber and Investment Company having heretofore assigned said timber right to this grantee Roy V. Leonard. Provided However, that should the said George A. Sweeney and wife, Anna E. Sweeney, their heirs or assigns, elect to commence mining operations on said 20 acres herein reserved to them, the right of the grantee herein to remove said timber from said 20 acre tract shall cease and determine upon the expiration of six (6) months of receipt of written notice to remove.

To Have and to Hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

And we the grantors do covenant that we are lawfully seized in fee simple of the above granted premises free from all encumbrances, except the right of way of the S. P. & S. Railroad Company, public roads, easements of Skamania County P U D No. 1 and of Pacific Power and Light Company for electric power transmission lines, a conveyance of all gravel, rock and road materials and a right of access thereto made to Skamania County by deed dated January 21, 1918 and recorded in Book Q of deeds at page 411, and a flowage easement granted to the U. S. of A. by deed dated January 21, 1936 and recorded in Book Y of deeds at page 479, and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hands and seals this 8th day of August, 1956.

George A. Sweeney (Seal)

Anna E. Sweeney (Seal)

State of Oregon)
) ss.
County of Multnomah)

On this day personally appeared before me George A. Sweeney and Anna E. Sweeney, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal this _____ day of August 1956.

Notary Public in and for State
of Oregon Residing at Portland

My Commission Expires: _____

Unofficial Copy



NO. 1
COUNTY
ON EXCISE TAX
PAID 1010 1956
A. IN \$16.50
COL. EASURER
BY Margaret