

16 225

WARRANTY DEED

THE GRANTORS, LEON P. MONTCHALIN and YVONNE MONTCHALIN, husband and wife, for and in consideration of the sum of FIFTY THOUSAND DOLLARS (\$50,000.00), the receipt whereof is hereby acknowledged do hereby convey and warrant unto KENNETH G. FOSTER and DORIS M. FOSTER, husband and wife, the Grantees, the following described real property situated in Skamania County, State of Washington, to-wit:

All that portion of the Samuel and Mary Jane Hamilton Donation Land Claim designated as Claim No. 40, being parts of Sections 19, 20, 29 and 30, in Township 2 North, Range 7 East of the Willamette Meridian, lying on the Southerly side of Primary Highway No. 8.

ALSO the Samuel M. Hamilton Homestead being Lots 1, 5 and 6, of Section 29, and Lots 5 and 6 of Section 30, Township 2 North, Range 7 East of the Willamette Meridian.

ALSO all lands commonly designated as shore lands fronting and joining the premises above described.

ALSO that portion of the Johnson Donation Land Claim lying and being in Section 29, Township 2 North, Range 7 East of the Willamette Meridian.

EXCEPT from the above parcels of land approximately twenty (20) acres conveyed to Warren Packing Company, dated February 26, 1925, and recorded at page 268, Book "U" of Deeds, Records of Skamania County, Washington;

ALSO EXCEPTING those tracts of land conveyed to the State of Washington by Deed dated February 14, 1949, and recorded at page 315 of Book 32 of Deeds, and easement conveyed to the State of Washington by Deed dated January 28, 1949, and recorded at page 316 of Book 32 of Deeds, Records of Skamania County, Washington;

ALSO EXCEPTING all roads and highways over and across the said real property; which roads and highways are public roads.

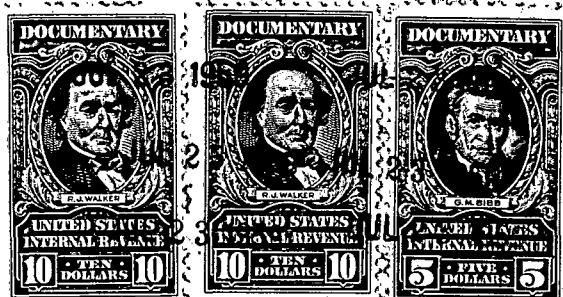
ALSO EXCEPTING a strip of land acquired by the Spokane, Portland & Seattle Railway Company and the United States of America adjacent thereto for railroad purposes, together with the easements, privileges and rights appurtenant thereto or connected therewith.

This deed is delivered in performance of an Amended Real Estate Contract between the parties bearing date of October 25, 1956,

and recorded in Book 42, Page 437, Records of Skamania County, Washington. The foregoing conveyance and the Grantees named herein, their heirs, administrators, successors or assigns, shall be and continue subject to and bound by the terms of Item numbered "2", entitled "ASSIGNMENT OR SALE" of the aforesaid amended real estate contract, such terms and conditions being incorporated herein.

IN WITNESS WHEREOF, we have executed this instrument this

18th day of June, 1959.



Leon P. Montchalin
Leon P. Montchalin

Yvonne Montchalin
Yvonne Montchalin

STATE OF WASHINGTON)

SS

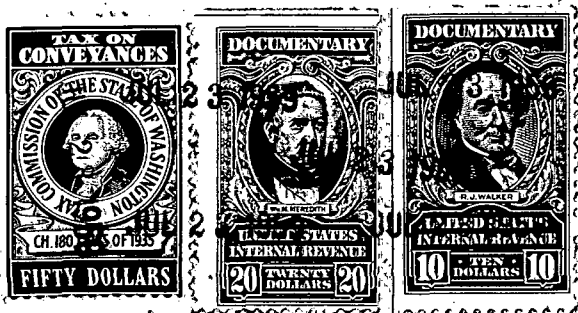
COUNTY OF CLARK)

On this day personally appeared before me LEON P. MONTCHALIN and YVONNE MONTCHALIN, 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 official seal this 18th day of June, 1959.

James B. Miller
Notary Public in and for the State
of Washington;

Residing at Camas, therein.



No. 2807
TRANSACTION EXCISE TAX

JUL 23 1959

Amount Paid \$4.65

Mabel Foster
Skamania County Treasurer

By