

KNOW ALL MEN BY THESE PRESENTS, That ROY V. LEONARD and GRACE LEONARD, husband and wife

grantors
in consideration of Four Thousand Three Hundred and no/100 - - - - - Dollars,
to them paid by REMY W. FULSHER and BARBARA F. FULSHER, husband and wife

grantees
do hereby grant, bargain, sell and convey unto the said grantees, their 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:

Commencing at a point 1980 feet East of the Southwest corner of Southeast quarter of Section 25 tp 4 N R. 7½ E.W.M. thence north 1080 feet, thence East 660 feet to the section line, thence South 1080 feet to the Southeast corner of said section 25, thence West 660 feet to the point of beginning. Containing 16 acres more or less.

The Northeast Quarter of the Northwest Quarter (NE¼ NW¼); and all that portion of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) and of Government Lots 4, 5, and 6 lying northerly of Primary State Highway No. 8 as now constructed and established; all in Section 31, Township 3 North, Range 8 E.W.M. Excepting therefrom exceptions 1 through 5 as attached.

1. Easements of Skamania County Public Utility District No. 1 and of Pacific Power & Light Company for electric power transmission lines over and across the real estate under search.
2. A tract of land reserved by the Columbia Gold and Copper Mining Company, a Washington corporation, in deed dated May 17, 1909, and recorded May 18, 1909, at page 428 of Book L of Deeds, Records of Skamania County, Washington, as follows:

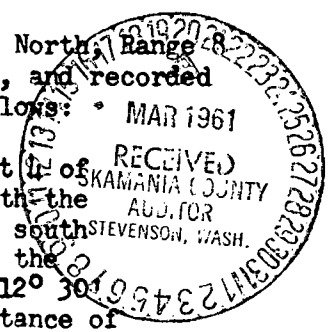
"...twenty acres described as follows, a strip of land fifteen-hundred feet in length and six-hundred feet in width bounded on the north by the north line of Section 31, Township 3 North, Range 8 E.W.M., on the west by a line parallel to and 300 feet west of the center (meander) line of Smith Creek, and on the east by a line parallel to and 300 feet east of the center line of said Smith Creek."

3. A conveyance of all gravel, rock and road material and a right of access thereto made in favor of Skamania County by deed dated January 21, 1918, and recorded January 22, 1918, at page 411 of Book Q of Deeds; the real property therein described being adjacent to the county road then existing and being located in Section 31, Township 3 North, Range 8 E.W.M.

4. That portion of Government Lot 4 of Section 31, Township 3 North, Range 8 E.W.M., conveyed to Charles E. White by deed dated April 2, 1951, and recorded April 10, 1951, at page 419 of Book 33 of Deeds described as follows:

"Beginning at a point where the west line of Government Lot 4 of Section 31, Township 3 North, Range 8 E.W.M. intersects with the northerly right of way line of State Highway No. 8; thence south 60° 44' west 86.3 feet along the said right of way line to the initial point of the tract hereby described; thence north 12° 30' east a distance of 230.6 feet; thence north 65° east a distance of 210.8 feet; thence south 86° 10' east a distance of 252.3 feet to the intersection with the northerly right of way line of the said State Highway No. 8; thence south 60° 44' west along the said right of way line a distance of 587.6 feet to the initial point; said tract containing 1.62 acres, more or less."

5. Minerals and mining rights reserved by George A. Sweeney and Anna A. Sweeney, husband and wife, in warranty deed to Roy V. Leonard dated August 8, 1956, and recorded August 10, 1956, at page 140 of Book 42 of Deeds. The said reservations do not pertain to that portion of the real estate under search located in Government Lot 4 of Section 31, Township 3 North, Range 8 E.W.M.



48-387

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

And we the grantor^s do covenant that we are lawfully seized in fee simple of the above granted premises free from all encumbrances,

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 hand ^s and seal^s this 12th day of January, 1961.

No:

3334

TRANSACTION EXCISE TAX

MAR 20 1961

Amount Paid

43⁰⁰

STATE OF OREGON

Skamania County Treasurer

By

MULTNOMAH

ss.

County of On this 12th day of January, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Roy V. Leonard and Grace Leonard

who are

known to me to be the identical individual^s described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

My commission expires March 21, 1964

WARRANTY DEED

TO

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

AFTER RECORDING RETURN TO

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of, 19, at o'clock M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder.

By

Deputy.

DOCKET No.