

58584

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That Beulah L. David, unmarried widow of Kenneth L. David, deceased, grantor, in consideration of Ten (\$10.00) and 00/100 Dollars and other valuable considerations to her paid by Louis A. Dolan and Bertha I. Dolan, husband and wife, grantees, does hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all of 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:

Lots 56, 57, 58, 59 and 60 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and of record in the office of the auditor of Skamania County, Washington;

Portions of lots 1, 2, 3, 4, and 5 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, described as follows: Beginning at a point on the south line of said lot 5 east 350 feet from the southwest corner of Section 32, township 2 North, Range 5 E. W.M.; thence north at a right angle 50 feet; thence north $89^{\circ} 20'$ west parallel to the south line of said Section 32 a distance of 200 feet; thence north 75 feet; thence west parallel to the south lines of Sections 32 and 31, township 2 North, Range 5 E. W. M., to a point on the west line of the said lot 1; thence south along the west line of said lot 1 a distance of 125 feet to the southwest corner of said lot 1; thence east along the south lines of lots 1, 2, 3, 4 and 5 aforesaid 525 feet to the point of beginning;

A tract of land in Sections 5 and 6, Township 1 North, Range 5 E. W.M., described as follows: Beginning at the northeast corner of the said Section 6; thence south along the east line of the said Section 6 a distance of 184.65 feet; thence north $89^{\circ} 47'$ west following the south line of a dedicated road shown on the plat aforesaid to intersection with the easterly line of a tract of land conveyed to I. P. Irons by deed dated June 2, 1925, and recorded at page 299 of Book U of Deeds, Records of Skamania County, Washington; thence in a southeasterly direction following the easterly line of said tract conveyed to I. P. Irons to the center of the channel of the Washougal River; thence following the center of the Washougal River easterly to a point due south of a point on the north line of the said Section 5 distant 150 feet from the northwest corner of the said Section 5; thence north to a point 50 feet south of the north line of the said Section 5; thence east parallel to the north line of the said Section 5 a distance of 200 feet; thence north 50 feet to the north line of the said Section 5; thence north $89^{\circ} 20'$ west along the north line of the said Section 5 a distance of 350 feet to the point of beginning.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their heirs and assigns forever.

And the grantor does covenant that she is lawfully seized in fee simple of the above granted premises free from all encumbrances except

taxes for the year 1951 and subsequent years, any liens, assessments or encumbrances created, permitted or suffered by or through grantees, and easements and rights-of-way for public roads, and that she will and her 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 her hand and seal this 20th day of June, 1961.

No. 3446
TRANSACTION EXCISE TAX

JUN 27 1961

Amount Paid Paul R. R. #388

Frederick O'Donnell
Skamania County Treasurer
By

Beulah L. David (SEAL)

STATE OF OREGON,)
COUNTY OF MULTNOMAH.) SS.

On this 20 day of June, 1961, before me, the undersigned, a Notary Public in and for said County, and State, personally appeared the within named Beulah L. David, unmarried widow of Kenneth L. David, deceased, who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that she 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.



Clifford S. Anderson
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES July 21, 1962

