

WARRANTY DEED

The Grantors, Chester G. Raylings and Frances Rawlings, husband and wife, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, receipt of which is hereby acknowledged, convey and warrant to William T. Murphree and Ethel Mae Murphree, husband and wife, the following described real estate situated in Skamania County, Washington, to-wit:

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 35, Township 2 North, Range 6 E.W.M., more particularly described as follows:

Beginning at a point that is south 534 feet and east 787.43 feet from the quarter corner on the north line of the said Section 35; thence North 77° 57' west 190 feet, more or less, to the southerly right of way line of Primary State Highway No. 8; thence easterly along the southerly line of said highway to the center line of the channel change of Woodard Creek as described in deed to the Spokane, Portland and Seattle Railway Company dated July 28, 1909, and recorded at page 492 of Book L of Deeds, Records of Skamania County, Washington; thence following the center line of said channel change of Woodard Creek in a southeasterly direction to intersection with the east line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the said Section 35; thence south to the northerly right of way line of the Spokane, Portland and Seattle Railway Company; thence westerly 435 feet, more or less, along said northerly right of way line to a point south 01° 02' west 285.6 feet from the point of beginning; thence north 01° 02' east 285.6 feet to the point of beginning; EXCEPT that portion thereof conveyed by the aforesaid deed dated July 28, 1909, to the Spokane, Portland and Seattle Railway Company in connection with the channel change of Woodard Creek.

ALSO: All water rights and water pipe lines now serving such real property, including but not limited to those water rights transferred by easement deed from Sam Samson, et ux, to William L. Payment, et ux, dated May 6, 1942, and recorded in Book 29, at page 125, deed records of Skamania County.

SUBJECT TO:

*AMB  
J.C.C.  
A.S.D.*

~~1. Mineral rights in oil and oil royalties on the real estate described above existing in favor of Joe A. Gaines, Ben F. Poe, Joseph V. Crum and others, of which the company has notice by the recording of a partnership agreement between Frank Cady, Carl T. Olsen, and Joe A. Gaines dated September 11, 1946, and recorded November 27, 1946, at page 473 of Book 3 of Agreements and Leases and by the recording of contracts of sale of oil and gas royalties dated March 16, 1950, and recorded March 23, 1950, at pages 12 and 13 of Book 33 of Deeds, Records of Skamania County, Washington.~~

2. Easements and rights of way for public roads over and across the real estate described above.

This deed is executed pursuant to and in fulfillment of that certain contract dated March 27, 1962, wherein the grantors herein agreed to sell the

above described real estate to the grantees herein; and the warranties of this deed shall not be construed to warrant against any liens or encumbrances suffered or incurred by the grantees subsequent to the date of such contract.

Dated this 30 day of March, 1962.

No. 7222  
**TRANSACTION EXCISE TAX**

JUN 26 1962

Amount Paid Paid (See Rec #3652)

Michael O'Donnell  
Skamania County Treasurer

By .....

Chester G. Rawlings  
Frances C. Rawlings

STATE OF WASHINGTON )  
County of Clark ) :ss

On this day before me personally appeared Chester G. Rawlings and Frances Rawlings, husband and wife, to me known to be the same persons named in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS My hand and notarial seal this 30 day of March, 1962.

Donald Simpson  
Notary Public in and for the state of Washington, residing at Vancouver.

