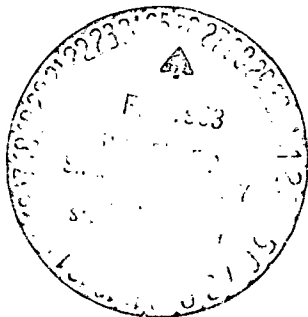


KA

61167

KNOW ALL MEN BY THESE PRESENTS, That C. H. Woodard and Leta M. Woodard, husband and wife, grantor S. in consideration of Ten and no/100 (\$ 10.00) Dollars, and other valuable consideration to us paid by Woodard Marina Estates, Inc., a corporation organized and existing under the laws of the State of Oregon, do hereby grant, bargain, sell and convey unto the said grantee, its successors, heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Skamania, and State of OREGON, bounded and described as follows, to-wit: /Washington



No.

TRANSACTION EXCISE TAX

FEB 26 1963

Amount Paid \$10.00

Michael O'Donnell

Skamania County Treasurer

By

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

And we the grantor S. do covenant that we lawfully seized in fee simple of the above granted premises free from all encumbrances, except per attachment and those exceptions & conditions of record.

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 15th day of February, 1963.

C. H. Woodard (SEAL)

Leta M. Woodard (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

ss.

County of Multnomah } On this 15th day of February, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named C. H. Woodard and Leta M. Woodard, husband and wife who are

known to me to be the identical individuals 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.

Harold E. Duke

Notary Public for Oregon.

My commission expires 6-29-63

WARRANTY DEED

C. H. WOODARD and

LETA M. WOODARD,
husband and wifeto
WOODARD MARINA ESTATES,

INC., a corporation

AFTER RECORDING RETURN TO

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

REGISTERED	2
INDEXED: DIR.	5
INDEXED: S	
D:	
CREATED	
MAILED	

XXXXXXOREGON,

ss.

County of SKAMANIA

I certify that the within instrument was received for record on the 26 day of Feb, 1963, at 1:45 o'clock P.M., and recorded in book 51 on page 131 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Eusey O'Donnell
County Clerk—Recorder.

By *D. Simmons*
Deputy.

DOCKET NO.

BOOK 51 PAGE 199

The following described real property located in Skamania County, State of Washington:

PARCEL NO. 1

All that portion of the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4} NE\frac{1}{4}$), and of the Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4} SE\frac{1}{4}$), and of Government Lot 1 of Section 34, Township 2 North, Range 6 E. W. M., lying southerly of the southerly right of way line of the Spokane, Portland and Seattle Railway Company; EXCEPT a tract of land conveyed to C. A. Sams and W. L. Sams by deed dated September 3, 1936, and recorded at page 204 of Book Z of Deeds, Records of Skamania County, Washington, together with shore lands of the second class conveyed to the said C. A. Sams and W. L. Sams by deed dated March 8, 1947, and recorded at page 56 of Book 36 of Deeds, Records of Skamania County, Washington; AND EXCEPT a tract of land conveyed to Leonard Palmer Farnsworth, a bachelor, by deed dated May 29, 1945, and recorded at page 409 of Book 30 of Deeds, Records of Skamania County, Washington;

TOGETHER WITH shore lands of the second class conveyed by the State of Washington, fronting and abutting upon the above described real property.

PARCEL NO. 2

A tract of land in Government Lot 4 of Section 35, Township 2 North, Range 6 E. W. M., more particularly described as follows:

Beginning at the quarter corner between Sections 34 and 35, Township 2 North, Range 6 E. W. M.; thence south 10 chains 50 links to the right bank of the Columbia River; thence upstream following the meander line north 65° east 5 chains 64 links; thence north 40° east 1 chain 76 links; thence north 34° east 4 chains 75 links; thence north 04° east 2 chains 48 links; thence north 37° east 4 chains 35 links to the bank of Duncan Slough; thence north 36° west 2 chains 96 links; thence north 85° west 89 links; thence south $58\frac{1}{2}^{\circ}$ west 10 chains 56 links to the point of beginning.

PARCEL NO. 3

All that portion of Government Lot 4 of Section 35, Township 2 North, Range 6 E. W. M., lying southerly of the southerly line of the Spokane, Portland and Seattle Railway Company and westerly of the county road known as the Butler Dock Road as the same existed and was established on March 27, 1911; EXCEPT that portion thereof lying within Parcel No. 2 described above.

PARCEL NO. 4

Shore lands of the second class conveyed by the State of Washington, fronting and abutting upon Government Lot 4 of Section 35, Township 2 North, Range 6 E. W. M., extending as far east as the outlet of Duncan Lake as more particularly described in deed dated July 26, 1905, and recorded at page 189 of Book I of Deeds, Records of Skamania County, Washington.

A portion of the real estate under search has been platted as "WOODARD MARINA ESTATES", and the official plat thereof was filed on October 3, 1962, under Auditor's File No. 60610 and now appears of record at pages 114 and 115 of Book A of Plats, Records of Skamania County, Washington.

EXCEPTIONS ~~XXXXXXXXXX~~

- X. Lot 10 of Block One of Woodard Marina Estates as aforesaid has been conveyed to Velma G. Huston by deed dated October 12, 1962, and recorded on October 23, 1962, at page 455 of Book 50 of Deeds, under Auditor's File No. 60690, Records of Skamania County, Washington.
- X. Lot 1 of Block One of Woodard Marina Estates as aforesaid has been conveyed to C. H. Woodard and Leta M. Woodard, husband and wife, by deed dated October 19, 1962, and recorded on October 23, 1962, at page 454 of Book 50 of Deeds, under Auditor's File No. 60689, Records of Skamania County, Washington. Also Lot 14 of Block One of Woodard Marina Estates as aforesaid has been conveyed to C. H. Woodard and Leta M. Woodard, husband and wife, by deed dated November 5, 1962, and recorded on November 30, 1962, at page 01 of Book 51 of Deeds, under Auditor's File No. 60799, Records of Skamania County, State of Washington.
- X. Easements and rights of way for public roads and electric power transmission lines over and across the real estate under search.