

WARRANTY DEED

The Grantor, Irene M. Shields, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to Berdean T. Grotepas the following described real estate situated in Skamania County, Washington, to-wit:

A tract of land located in the West Half of the Northwest Quarter ($W\frac{1}{2} NW\frac{1}{4}$) of Section 34, Township 2 North, Range 5 E.W.M., more particularly described as follows:

Beginning at a point on the South line of the $NW\frac{1}{4}$ of the $NW\frac{1}{4}$ of the said Section 34 East 200 feet from the Southwest corner of the $NW\frac{1}{4}$ of the $NW\frac{1}{4}$ of the said Section; thence East along said South line 180 feet; more or less, to intersection with private road known and designated as King's Road; thence in a Northwesterly direction following said King's Road to intersection with the county road known and designated as the Washougal River Road; thence in a Westerly direction following the Washougal River Road to intersection with the West line of the said Section 34; thence South following the West line of the said Section 34 to the center of the channel of the Washougal River; thence in an Easterly direction following the center of the channel of the Washougal River to a point 200 feet East of the West line of the said Section 34; thence North parallel to the West line of the said Section 34 to the point of beginning.

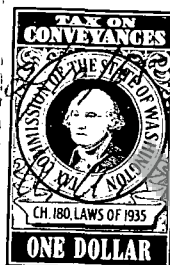
SUBJECT TO:

a. A right of way 30 feet in width reserved by Maggie Hanlon for access to the $SE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 33, Township 2 North, Range 5 E.W.M., by deed dated May 26, 1938, and recorded May 31, 1938, at page 91 of Book 27 of Deeds, Records of Skamania County, Washington.

b. Reservations, conditions and restrictive covenants affecting the real estate described above in the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 34, Township 2 North, Range 5 E.W.M., set forth in deed dated June 6, 1938, and recorded June 24, 1939, at page 444 of Book 27 of Deeds and in deed dated January 29, 1945, and recorded February 26, 1945, at page 303 of Book 30 of Deeds, Records of Skamania County, Washington.

c. Easements and rights of way for public roads, and for the private road known and designated as the King Road, over and across the real estate described above.

This deed is executed and delivered pursuant to and in fulfillment of that certain real estate contract dated December 15, 1960, wherein the grantor named above agreed to sell the above described real estate to the grantee named above; and the warranties of this deed shall not be construed to warrant against any liens or encumbrances incurred or suffered against such real estate subsequent to the date of the said contract.



Real estate excise tax was paid on the said contract January 6, 1961,
Treasurer's Receipt No. 3272.

Dated this 22 day of January, 1965.

Irene M. Shields
Irene M. Shields

No.

TRANSACTION EXCISE TAX

FEB 16 1965

Amount Paid Paid Recd to Ex # 3272
Theresa O'Donnell

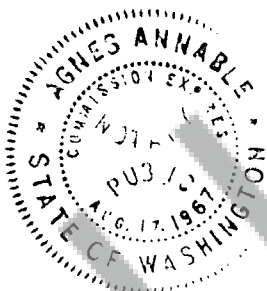
STATE OF WASHINGTON)
County of Clark) :ss

On this day before me personally appeared Irene M. Shields, a single woman, who executed the foregoing instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS My hand and notarial seal this 22 day of January, 1965.

Agnes Annable
Notary Public in and for the state of
Washington, residing at Vancouver.

My commission expires: August 17, 1967.



UNOFFICIAL COPY