

## WARRANTY DEED

The Grantor, WOODARD MARINA ESTATES, INC., an Oregon corporation, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to CLARENCE O. FRITZ and KATIE L. (DOLORES) FRITZ, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in Government Lot 1 of Section 34, Township 2 North, Range 6 E. W. M., more particularly described as follows: Beginning at the northwesterly corner of Lot 30 of Block One of WOODARD MARINA ESTATES according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, Records of Skamania County, Washington; thence westerly 80 feet along a curve to the left the radius of which is 250 feet and the radius point of which bears south 02° 58' 50" west from the northwesterly corner of the said Lot 30; thence north 08° west 40 feet, more or less, to a point on the southerly line of Riverside Drive as shown on the aforesaid plat, said point being the initial point of the tract hereby described; thence south 08° east 330 feet, more or less, to the meander line of the Columbia River; thence easterly following the meander line of the Columbia River to the southwesterly corner of the said Lot 30; thence north 02° 58' 50" east following the westerly line of the said Lot 30 a distance of 180 feet, more or less, to a point south 02° 58' 50" west 103.73 feet from the northwesterly corner of the said Lot 30; thence north 08° west 104.86 feet to intersection with the southerly line of Riverside Drive aforesaid; thence following the southerly line of Riverside Drive aforesaid in a northwesterly direction to the initial point;

ALSO: That portion of Lot 30 of Block One of WOODARD MARINA ESTATES according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, Records of Skamania County, Washington, more particularly described as follows: Beginning at the northwesterly corner of the said Lot 30; thence south 02° 58' 50" west 103.73 feet to the initial point of the tract hereby described; thence south 16° 30' east 155 feet, more or less, to the southerly line of said Lot 30; thence in a southwesterly direction following the southerly line of the said Lot 30 to the southwesterly corner of the said Lot 30; thence north 02° 58' 50" east 180 feet, more or less, following the westerly line of said Lot 30 to the initial point;

HER WITH shorelands of the second class conveyed by the State of Washington and fronting and abutting upon the above described real property.

SUBJECT TO restrictive covenants and conditions of ownership imposed on the above described real property by an instrument dated August 17, 1964, and recorded August 17, 1964, at page 164 of Book 53 of Deeds, Records of Skamania County, Washington.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 20<sup>th</sup> day of December, 1965.

WOODARD MARINA ESTATES, INC.

By E. B. Lambart President.

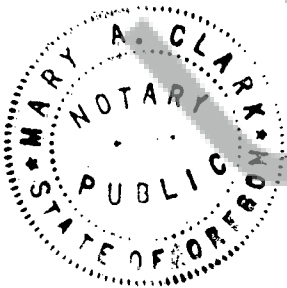
By J. H. Matuszewski Vice-President.

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STATE OF OREGON )  
 County of Washington ) ss.

On this 20<sup>th</sup> day of December, 1965, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared ERMA B. LAINHART and DAVID H. CHRISTENSEN to me known to be the President and Vice-President, respectively, of WOODARD MARINA ESTATES, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



RECEIVED  
**TRANSACTION EXCISE TAX**

JAN 20 1966

Amount Paid... 55.00  
Mildred W. Dammell  
 Skamania County Treasurer

By .....

Mary A. Clark  
 Notary Public, in and for the State  
 of Oregon, residing at Hillsboro

My Commission expires: May 4, 1968

