

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantors, BERNARD NEWBY and DOROTHY NEWBY, husband and wife, and WM. H. RUETTIGERS and EDITH RUETTIGERS, husband and wife, in consideration of the sum of \$10.00 and other good and sufficient consideration to them paid, receipt of which is hereby acknowledged, convey and warrant unto CLYDE M. COULTER and BESSIE F. COULTER, husband and wife, Grantees, the following described real property situated in Skamania County, State of Washington, to-wit:

A tract of land in the Henry Shepard D.L.C. in Section 36, Township 3 North, Range 7½ E.W.M., described as follows:

B eginning at the intersection of the east line of the Shepard D.L.C. with the meander line of the Columbia River, thence south 65°30' west 8.95 chains, thence west 9.205 chains to the initial point of the tract hereby described; thence west 524.77 feet, more or less, to a point marked by an iron pipe at the intersection of the division line between the north and south halves of the Shepard D.L.C. with the southerly right of way line of the Spokane, Portland & Seattle Railway Company measured 50 feet at right angles from the center of the main track; thence westerly following the southerly right of way line of said railway, crossing a concrete culvert at Vallett Creek, to the northeast corner of a tract of land conveyed to Anna B. Thompson by deed dated November 25, 1908, and recorded at page 262 of Book L of Deeds, Records of Skamania County, Washington, said point being opposite station 1660+17.1 of the survey of said railway right of way; thence south 31°19' East to intersection with the meander line of the Columbia River; thence easterly following the meander line of the Columbia River to a point south 17°07' East from the initial point; thence North 17°07' West to the initial point;

TOGETHER with all rights of Grantors in and to all appurtenances, including access and crossing rights over the S.P. & S Railway Company's right of way.

SUBJECT to real property taxes;

SUBJECT to a flowage easement granted to the United States of America to overflow the real estate with the backwaters formed by the Bonneville Dam dated Dec. 30, 1935, recorded March 17, 1936, at page 455 of Book Y of Deeds, Records of Skamania County, Washington.

SUBJECT to any easement or easements granted to the United States Government or any instrumentality thereof, and particularly that certain easement dated August 14, 1962, recorded October 27, 1962, at page 394 of Book 50 of Deeds, Records of Skamania County, Washington.

This deed is given in fulfillment of that certain contract of sale dated December 1, 1957, executed by Arthur B. Franklin and Lucille J. Franklin, his wife, as sellers (their interest having been conveyed to Grantors above named by deed and seller's assignment dated Dec. 21, 1960, recorded Dec. 21, 1960, in Book 48 9f Deeds, page 240, under auditor's file No. 57916, records of Skamania County, Washington, on which no transaction tax was payable as evidenced by Skamania County Treasurer's receipt #3262) and by above named Grantees, as purchasers; and that the warranties herein contained are limited to the date of the



execution of said contract and that the real estate excise transaction tax has been paid as evidenced by Skamania County Treasurer's Receipt No. 2418.

DATED this 15th day of March, 1966.

No. 5036

TRANSACTION EXCISE TAX

MAR 17 1966

Amount Paid Eighty

William C. Duncanson
Skamania County Treasurer

By Edith Ruetters

Bernard Newby
Dorothy B. Newby
Wm. H. Ruetters
Edith Ruetters

STATE OF WASHINGTON)

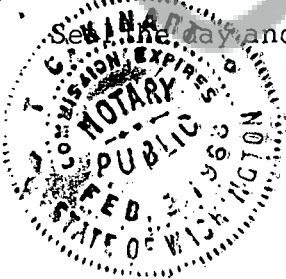
: ss

COUNTY OF CLARK)

THIS IS TO CERTIFY that before me, the undersigned Notary Public, in and for the State of Washington, on this 15th day of March, 1966, personally appeared Bernard Newby and Dorothy Newby, and Wm. H. Ruetters and Edith Ruetters, husband and wife, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their own free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official

Seal and date in this Certificate first above written.



7 C. Knudsen
Notary Public in and for the State of Washington,
residing at Vancouver, therein

CANAS,

