

WARRANTY DEED

The Grantors, Donald M. Goode and Jennie K. Goode, 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 Herbert Kiors and Vera E. Kiors, husband and wife, the following described real estate situated in Skamania County, Washington, to-wit:

Beginning at a point marked by a $\frac{1}{2}$ -inch iron pipe located 400 feet South of the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East, W.M.; thence East 250 feet, more or less, to the center of the channel of the Washougal River, the line passing through a $\frac{1}{2}$ -inch iron pipe at the top and edge of the steep bank of the river; thence South-Southwesterly along the center of the channel of the Washougal River to a point on an East-West line located 150 feet South of the point of beginning; thence West 170 feet, more or less, through a 1-inch steel rod at the top of the bank overlooking the river to a $\frac{3}{4}$ -inch iron pipe located 550 feet South of the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 34; thence North, along the center line of the Northwest Quarter of said Section 34, 100 feet to a 1-inch steel rod; thence North 80° West 65.5 feet, more or less, to a 1-inch steel rod located at the edge of the road; thence North-Northeasterly along the edge of the road 49 feet, more or less, to a $\frac{3}{4}$ -inch iron pipe located West of the point of beginning; thence East 40 feet, more or less, to the $\frac{1}{2}$ -inch iron pipe marking the point of beginning.

SUBJECT TO:

- a. Reservations and restrictive covenants more particularly described and set forth in deed dated June 8, 1955, and recorded August 17, 1955, at page 58 of Book 40 of Deeds, Records of Skamania County, Washington, executed by Eva King Flood and W. G. Flood to the grantors herein.
- b. Easements and rights of way, if any, for public roads over and across such real estate.

The grantors also convey and quit-claim to the said grantees a non-exclusive easement for the right of ingress and egress over private roads presently established between the above described real property and the public roads, and also a non-exclusive easement over property owned by the grantors for the maintenance and use of a $\frac{3}{4}$ inch water line presently installed from a source on the South side of the Washougal River to the real property described above. Such easements for ingress and egress and for the water line shall be appurtenant to the above described real estate.

This deed is executed and delivered pursuant to and in fulfillment of a real estate contract dated May 10, 1965, wherein the grantors named above contracted and agreed to sell the above described real estate to the grantees named above; consequently, the warranties of this deed shall not be construed to warrant against any liens or encumbrances incurred or suffered subsequent to the date of the said contract.

Real estate excise tax was paid on the said real estate contract on May 14, 1965, under Skamania County Treasurer's Receipt No. 4719.

Dated this 3 day of January, 1967.

No. 246
TRANSACTION EXCISE TAX

JAN 18 1967

Amount Paid Paid In Ex #4719

Mildred O'Donnell

Skamania County Treasurer

By STATE OF WASHINGTON)

County of Clark)

On this day before me personally appeared Donald M. Goode and Jennie K. Goode, 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 3 day of January, 1967.

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

