

WARRANTY DEED

The Grantors, LOUIS J. FLATT and HELEN C. FLATT, husband and wife, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, convey and warrant to FREDERICK V. LEONARD and JULIA W. LEONARD, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4} NE\frac{1}{4}$) of Section 34, Township 2 North, Range 6 E. W. M., described as follows:

Beginning at a point on the south line of the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4} NE\frac{1}{4}$) of the said Section 34, 137 feet west from the southeast corner thereof; thence west 523 feet to the southeast corner of the $W\frac{1}{2} NW\frac{1}{4} NE\frac{1}{4}$ of the said Section 34; thence north along the east line of the said subdivision 420 feet; thence west 420 feet; thence south 420 feet to the south line of the $NW\frac{1}{4} NE\frac{1}{4}$ of the said Section 34; thence west along the south line of said subdivision to intersection with center of Woodard Creek Road; thence northwesterly along the center of said Woodard Creek Road to intersection with west line of the $NW\frac{1}{4} NE\frac{1}{4}$ of the said Section 34; thence north to the northwest corner of the $NW\frac{1}{4} NE\frac{1}{4}$ of the said Section 34; thence east along the north line of the $NW\frac{1}{4} NE\frac{1}{4}$ of the said Section 34 to intersection with the Skelton Road at a point 80 feet east of the northwest corner of the $E\frac{1}{2} NW\frac{1}{4} NE\frac{1}{4}$ of the said Section 34; thence in a southeasterly direction 1,125 feet, more or less, to where the said Skelton Road intersects the east line of the $NW\frac{1}{4} NE\frac{1}{4}$ of the said Section 34; thence south 804 feet to a point on the east line of the $NW\frac{1}{4} NE\frac{1}{4}$ of the said Section 34, 200 feet north of the southeast corner thereof; thence west 137 feet; thence south 200 feet to the point of beginning;

SUBJECT TO an easement and right of way 100 feet in width acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines by a declaration of taking filed December 29, 1941, in Cause No. 312 in the District Court of the United States for the Western District of Washington, Southern Division, a certified copy of which was recorded on March 16, 1942, at page 14 of Book 29 of Deeds, under Auditor's File No. 31423, Records of Skamania County, Washington;

AND SUBJECT TO a danger tree easement granted to the United States of America by deed dated April 23, 1943, and recorded May 4, 1943, at page 426 of Book 29 of Deeds, under Auditor's File No. 32488, Records of Skamania County, Washington;

AND SUBJECT TO an easement for a road right of way 20 feet in width and an easement for a one-half inch water pipeline acquired by Elmer B. Elledge and Ruth A. Elledge, husband and wife, as disclosed by deed dated October 17, 1951, and recorded November 28, 1951, at page 96 of Book 34 of Deeds, under Auditor's File No. 43269, Records of Skamania County, Washington;

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AND SUBJECT TO easements and rights of way for public roads over and across the above described real property;

TOGETHER WITH all water rights appurtenant to the above described real property.

Dated this 18th day of June, 1966.

LOUIS J. FLATT

HELEN C. FLATT

TRANSACTION EXCISE TAX

STATE OF WASHINGTON)
) ss.
County of King)

JUN 22 1966

Amount Paid 250
 Packed & Donated
 Skamania County Treasurer

On this day personally appeared before me LOUIS J. FLATT and HELEN C. FLATT, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of June, 1966.

Notary Public, in and for the State of
Washington, residing at 5701 2nd Ave. N.

