

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. SMITH, III, and NANCY S. SMITH, husband and wife, in consideration of One Dollar (\$1.00) to them paid by WILLIAM ASHBAUGH, do hereby grant, bargain, sell and convey unto said WILLIAM ASHBAUGH, his heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Skamania and State of Washington, bounded and described as follows, to-wit:

A tract of land located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 34, Township 2 North, Range 5 E. W. M. described as follows:

Beginning at the northwest corner of the SE1/4 of the NW1/4 of the said Section 34; thence along the west line of the SE1/4 of the NW1/4 of the said Section 34 south 150 feet to the initial point; thence south 250 feet along the west line aforesaid to a point on the north line of that tract of land acquired by Herbert Kiors and Vera E. Kiors, husband and wife, and as more particularly described in a boundary line agreement dated May 6, 1965, and recorded at page 204 of Book 54 of Deeds, Records of Skamania County, Washington; thence east along the north line aforesaid to the center of the channel of the Washougal River; thence in a northerly direction following the center of the channel of the Washougal River to a point east of the initial point; thence west to the initial point.

TO HAVE AND TO HOLD the above described and granted premises unto the said WILLIAM ASHBAUGH, his heirs and assigns forever.

And JOHN H. SMITH, III, and NANCY S. SMITH, the grantors above named, do covenant to and with the above named grantee, WILLIAM ASHBAUGH, his heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except:

1. General taxes for 1969.
2. Reservations and restrictive covenants made by Eva King Flood and Wilbur G. Flood, her husband, as more particularly described in deed dated August 23, 1948, and recorded August 26, 1948, at page 141 of Book 32

of Deeds, under Auditor's File No. 38303, and in deed dated June 8, 1955, and recorded December 21, 1955 at page 360 of Book 40 of Deeds, under Auditor's File No. 49730, Records of Skamania County, Washington.

3. Easements and rights of way, if any, for existing private roads and water pipelines over and across the real estate.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as shown above.

WITNESS our hands and seals this 25th day of March,

1969.



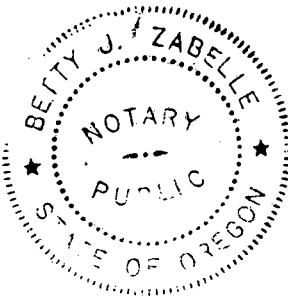
John H. Smith, III (SEAL)
John H. Smith, III

Nancy S. Smith (SEAL)
Nancy S. Smith

STATE OF OREGON)
County of Multnomah) ss.

BE IT REMEMBERED, That on this 25th day of March, 1969, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John H. Smith, III, and Nancy S. Smith, husband and wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Betty J. Zabelle
Notary Public for Oregon
My Commission expires: February 19, 1971

No. 8350
TRANSACTION EXCISE TAX

APR 21 1969
Amount Paid 75.00
Michael A. O'Connell
Skamania County Treasurer
By Thomas G. O'Connell Deputy

