

72675

Statutory Warranty Deed

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

*David G. Larive*OF *1721 1/2 Northwest 1/4 Section 17 T22N R22E S27*AT *7:00* *Oct 6 1970*WAS RECORDED IN BOOK *62*OF *Deed* AT PAGE *197*

RECORDS OF SKAMANIA COUNTY, WASH

Sh 10-1-70

COUNTY AUDITOR

E. Maynard

BOOK 62 PAGE 197

Mail to

Send Tax Statement to

Statutory Warranty Deed

FORM L58F

THE GRANTORS KEITH A. FOWLER and ELIZABETH DOUGLASS FOWLER, his wife,

for and in consideration of TEN AND NO/100ths - - - - - (\$10.00) Dollars

in hand paid, conveys and warrants to DAVID G. LARIVE, a single man,

the following described real estate, situated in the County of Skamania, State of

Washington:

AS PER ATTACHED.

A tract of land located in Government lot 5 of section 31, township 3 North, range 8 East, W.M., more particularly described as follows:

Beginning at a point which is 1,800 feet south of quarter corner between sections 30 and 31, Township 3 North, Range 8 East, W.M.; thence following the meanderings of the county road as the same was laid out and established on October 11, 1909, to a point 1,007 feet distant from and north 55° 30' east of the point of beginning; thence south 799 feet to a point on a rock ledge (witness an iron stake near a fir tree 2 feet in diameter north 40° west 3 feet distant); thence south 60° 30' west 370 feet along the edge of the rock ledge; thence south 300 feet; thence south 75° 30' west 520 feet; thence north 840 feet to the point of beginning;

EXCEPT a tract of land reserved by J. Allen Gilbert, a widower, by deed dated December 17, 1936, and recorded October 18, 1937, at page 447 of Book 2 of Deeds, under Auditor's File No. 24817, Records of Skamania County, Washington;

AND EXCEPT a tract of land conveyed by J. Allen Gilbert, a widower, to Lynn Finster and Rose Finster, husband and wife, by deed dated December 28, 1934, and recorded January 4, 1935, at page 81 of Book Y of Deeds, under Auditor's File No. 20231.

AND EXCEPT right of way acquired by the Spokane, Portland and Seattle Railway Company.

SUBJECT TO:

Minerals and mineral rights including an easement for an access road for removal of the same, and an easement and right of way along an existing road to the southerly line of the right of way of the Spokane, Portland and Seattle Railway Company terminating at the easterly line of the real estate under search, reserved by John F. Sweeney and Mary E. Sweeney, husband and wife, and Columbia Gold and Copper Mining Company, a corporation, in deed dated October 11, 1909, and recorded October 14, 1909, at page 65 of Book M of Deeds, records of Skamania County, Washington.

The effect, if any, of an agreement for joint water use and water pipeline maintenance recorded under Auditor's File No. 18787, records of Skamania County, Washington.

An easement and right of way for an access road and water rights reserved in deed recorded under Auditor's File No. 24817, records of Skamania County, Washington.

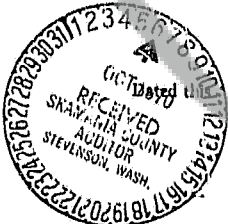
A flowage easement granted to the United States of America to overflow the real estate under search as recorded under Auditor's File No. 25005, records of Skamania County, Washington.

A supplemental flowage easement to overflow the real estate under search as recorded under Auditor's File No. 60602, records of Skamania County, Washington.

Easements and rights of way for Primary State Highway No. 8.

BOOK 67 PAGE 179

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 23rd, 1965, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.



5th

day of

October, 1965

No. 336

TRANSACTION EXCISE TAX

Keith A. Fowler (SEAL)

Elizabeth Douglas Fowler (SEAL)

STATE OF WASHINGTON OCT 6 1970
County of KING Amount Paid \$4867
X Richard D. Fowler
Skamania County Treasurer

On this day personally appeared before me Keith A. Fowler and Elizabeth Douglas Fowler

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 use and purposes therein mentioned.

GIVEN under my hand and official seal this

5th

day of

October, 1965

Notary Public in and for the State of Washington,
residing at Seattle