



WARRANTY DEED

JAN 14 1971

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THE GRANTOR, NINA M. COOVERT, a widow, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to OSWALD P. LANDE and MILDRED G. LANDE, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

All of Lot 13 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and of record at pages 80 and 81 of Book A of Plats, Records of Skamania County, Washington;

ALSO that portion of Lot 14 of WASHOUGAL RIVERSIDE TRACTS aforesaid described as follows: Beginning at a point on the northerly line of the said Lot 14 north 43° 15' east 48.2 feet from the northerly corner common to lots 13 and 14 aforesaid; thence south 43° 15' west 48.2 feet to the northerly corner common to lots 13 and 14 aforesaid; thence along the northerly line of the said Lot 13 south 46° 45' east 210 feet to the northeasterly corner of said Lot 14; thence along the easterly line of the said Lot 14 north 16° east 75 feet; thence in a northwesterly direction 174 feet, more or less, to the point of beginning;

SUBJECT TO the rights and privileges of the grantor for a water supply for domestic purposes as more particularly described and limited in a real estate contract dated April 11, 1969, and recorded April 30, 1969, at page 375 of Book 60 of Deeds, under Auditor's File No. 70945, Records of Skamania County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 11, 1969, 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 purchasers 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.

DATED this _____ day of January, 1971.

TRANSACTION EXCISE TAX

JAN 14 1971

Amount Paid \$178.36

Skamania County Treasurer

STATE OF WASHINGTON

County of

On this day personally appeared before me NINA M. COOVERT, a widow, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this, 14 day of January, 1971.

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