

75137

## WARRANTY DEED

THE GRANTOR, GRACE M. WALKER, a widow, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to LEE H. QUIRING and SUSAN L. QUIRING, husband and wife, (as to an undivided  $5\frac{3}{4}$ /200ths interest), LEO BALAKIAN, (as to an undivided 1/200ths interest), HENRY BEIER, (as to an undivided 2/200ths interest), JACK ENNS, (as to an undivided 2/200ths interest), ROBERT FALK, (as to an undivided 1/200ths interest), JAMES FUNK, (as to an undivided 1/200ths interest), MICHAEL FIORENTINO, (as to an undivided 1/200ths interest), BRUCE FLAMING, (as to an undivided 3/200ths interest), J. J. FRANSEN, (as to an undivided 2/200ths interest), ROBERT FRANZ, (as to an undivided 2/200ths interest), HENNO S. GAEDE, (as to an undivided 3/200ths interest), JOHN HAYWARD, (as to an undivided 5/200ths interest), BOB HEINRICH, (as to an undivided 3/200ths interest), GENE HEINRICH, (as to an undivided 12/200ths interest), FRANKLIN HEINRICH, (as to an undivided 1/200ths interest), JOHN E. FRIESEN, (as to an undivided 1/200ths interest), GEORGE HILDEBRAND, (as to an undivided 2/200ths interest), JOHN ISAAC, (as to an undivided 1/200ths interest), A. W. JANZEN, (as to an undivided 3/200ths interest), CHESTER JUST, (as to an undivided 8/200ths interest), AL KHAUSE, (as to an undivided 1/200ths interest), R. L. McKNIGHT, (as to an undivided 6/200ths interest), I. G. NEUFELD, (as to an undivided 1/200ths interest), PACIFIC COLLEGE OF EDUCATION, INC., (as to an undivided  $86\frac{1}{2}$ /200ths interest), FRANK PAULS, (as to an undivided 5/200ths interest), ALVIN PETERS, (as to an undivided 1/200ths interest), LILA PETERS, (as to an undivided 2/200ths interest), MARVIN STEINERT, (as to an undivided 1/200ths interest), BILL STOCKBURGER, (as to an undivided 1/200ths interest), MILDRED STUEBAKER, (as to an undivided 2/200ths interest), RON WALL, (as to an undivided 4/200ths interest), AL WARKENTINE, (as to an undivided 10/200ths interest), DONALD SMITH, (as to an undivided 3/200ths interest), LOUIE JANZEN, (as to an undivided 2/200ths interest), and GERALD WILSON, (as to an undivided 8/200ths interest), the following described real estate, situated in the County of Skamania, State of Washington:

That portion of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 34, Township 2 North, Range 6 E. W. M., described as follows: Beginning at a point south 39° east 650 feet from the center of the said Section 34; thence south 28° east 168 feet;

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thence south 13° 40' east 200 feet; thence south 29° 40' east 268 feet; thence south 23° east 268 feet to the north line of Government Lot 2 of the said Section 34; thence west 760 feet; thence north to the southerly line of the S. P. & S. R. Railway Company's right of way; thence northeasterly along said right of way line to the point of beginning; and

Government Lot 1 of Section 3, Township 1 North, Range 6 E. W. M.; and Government Lots 2 and 3 and the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 34 aforesaid EXCEPT that portion thereof lying northerly of the southerly railway right of way line aforesaid, and EXCEPT the following described tract: Beginning at the northeast corner of the said Government Lot 2; thence west 330 feet; thence south to an iron pipe marking the southerly right of way line of County Road No. 1016 leading to Woodard Marina Estates and designated as the Skamania Landing Road; thence south 116.5 feet; thence south 15° 30' east to the meander line of the Columbia River; thence in a northeasterly direction following the meander line of the Columbia River to a point south of the point of beginning; thence north 380 feet, more or less, to the point of beginning;

TOGETHER WITH all right, title and interest of the grantor in shore lands of the second class conveyed by the State of Washington and fronting and abutting upon the above described real property;

EXCEPTING, AND RESERVING to the grantor, however, and to her heirs and assigns, the following rights and interests in the above described real property:

- (1) The right to use and occupy the existing dwelling house on said premises and the fenced yard and garden area adjacent thereto for a period terminating on October 15, 1971; and
- (2) The fee title to the following described real property: Beginning at the northeast corner of Government Lot 2 of Section 34, Township 2 North, Range 6 E. W. M.; thence south to a point on the southerly right of way line of the county road leading to the real property platted as Woodard Marina Estates, said point being marked by an iron pipe; thence south 116.5 feet to an iron pipe marking a point on the west line of a tract of land conveyed to Jim Attwell and Pauline K. Attwell, husband and wife, by deed recorded at page 478 of Book 57 of Deeds, Records of Skamania County, Washington; thence south 15° 30' east along said west line to a point north 15° 30' east and 216 feet distant from the meander line of the Columbia River, said point being the initial point of the tract hereby reserved; thence south 15° 30' east 216 feet to the meander line of the Columbia River; thence in a southwesterly direction following the meander line of the Columbia River a distance of 400 feet; thence north 15° 30' west 216 feet; thence in a northeasterly direction 400 feet to the initial point; said excepted tract containing 2 acres, more or less;

TOGETHER WITH shorelands of the second class conveyed by the State of Washington fronting and abutting upon said tract;

AND TOGETHER WITH a private access road 20 feet in width connecting with County Road No. 1016 designated as the Skamania Landing Road; said access road to be located adjacent to the east boundary of the premises hereby conveyed;

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SUBJECT TO easement and right of way granted to Northwestern Electric Company, a corporation, for an electric power transmission line; and

SUBJECT TO easements and rights of way for public roads, including any right of way granted to Skamania County for relocation of County Road No. 1016 (Skamania Landing Road).

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 15, 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.

Real Estate Sales Tax was paid on this sale on November 24, 1969, Receipt No. 6617.

DATED this 14th day of January, 1971.

No. 130  
TRANSACTION EXCISE TAX

Grace M. Walker (SEAL)  
GRACE M. WALKER

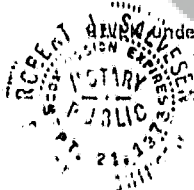
FEB - 9 1971

Amount Paid Phil Sperry #6617  
STATE OF WASHINGTON Richard C. Russell  
Skamania County Treasurer  
County of Skamania

On this day personally appeared before me GRACE M. WALKER, 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.

Under my hand and official seal this 14th day of January, 1971.

Robert J. Saeman  
Notary Public in and for the State of Washington, residing at Stevenson therein.



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