

73539

BOOK 62 PAGE 256

STATUTORY WARRANTY DEED

THE GRANTOR, J. H. BAXTER & CO., a corporation organized and existing under the laws of the State of California, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to W. E. STEVENSON and BRUCE M. STEVENSON, partners doing business under the firm name of SUS CO., the following described real estate, situated in the County of Skamania, State of Washington:

Government Lots 11 and 12 of Section 24, Township 3 North, Range 7½ E. W. M.; and Government Lots 1 and 2 of Section 25, Township 3 North, Range 7½ E. W. M.; EXCEPT the following described tract: Beginning at the northwest corner of the said Section 25, thence along the north line of said Section 25 with an bearing of north 89° 41' east 1,892.5 feet, thence due south 155.7 feet to an iron pipe on the southerly right of way line of the county road known and designated as the Loop Road, said point being the initial point of the tract hereby described; thence south 12° 33' west 203.3 feet; thence north 34° 51' west 459.9 feet; thence north to intersection with the southerly right of way line of the Loop Road aforesaid; thence following the southerly right of way line of said road in a southeasterly direction to the initial point; and

The East Half (E½) of Government Lot 7; the West Half of the Northwest Quarter of the Southeast Quarter (W½ NW¼ SE¼); and Government Lot 12 EXCEPT the west 46 rods thereof; all in Section 25, Township 3 North, Range 7½ E. W. M.; EXCEPT that portion thereof lying within the 300 foot strip of land acquired by the United States of America for the Bonnaville-Coulee No. 1 and No. 2 transmission lines;

SUBJECT TO general taxes for the second half of 1971; AND SUBJECT TO easements of record; AND SUBJECT TO easements and rights of way for public roads over and across the above described real property; and

SUBJECT TO a six and one-quarter (6¼) per-cent royalty in all oil, gas, and mineral rights reserved by John J. Stolte, a bachelor, in deed dated November 16, 1948, and recorded November 18, 1948, at page 228 of Book 32 of Deeds, Records of Skamania County, Washington. Affects the east 50 rods of Government Lot 12 of Section 24, Township 3 North, Range 7½ E. W. M.; and

SUBJECT TO the interest, if any, of Carl E. Mattson and Lorraine E. Mattson, husband and wife, in a tract of land approximately 1 acre in area, water rights on a certain spring, and an easement for a water pipeline, under a contract of sale dated October 15, 1956, and recorded January 30, 1957, at page 160 of Book 43 of Deeds, under Auditor's File No. 51733, and under an amendment of said contract dated March 29, 1957, and recorded April 19, 1957, at page 296 of Book 43 of Deeds, under Auditor's File No. 52080, Records of Skamania County, Washington. Affects only Government Lot 11 of Section 24, Township 3 North, Range 7½ E. W. M.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 2nd day of June, 1971.

By

J. H. BAXTER & CO.

By

SECRETARY



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STATE OF CALIFORNIA

County of San Mateo

ss.

On this 2nd day of June, 1971, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared WILLARD O. SPIES and R. D. HOSSMAN to me known to be the Vice President and Secretary, respectively, of J. H. BAXTER & CO. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Jacqueline R. Padonbauer
Notary Public in and for the State of California, residing at San Mateo

MY COMMISSION EXPIRES AUGUST 27, 1971



No. 723
TRANSACTION EXCISE TAX

JUN 8 1971

Amount Paid \$2.00

By *Willard O. Spies*

By *R. D. Hossman*

