

73615

WARRANTY DEED

THE GRANTOR, ARTHUR H. MOFFMAN, a widower, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to GORDON D. TOMBLESON and THELMA I. TOMBLESON, husband and wife, the following described real property situated in the County of Skamania, State of Washington:

A tract of land located in the Jos. Robbins D. L. C. in Sections 27 and 34, Township 3 North, Range 8 E. W. M. described as follows:

Beginning at a point on the south line of the said Section 27 west 20 chains from the east line of the said Robbins D. L. C.; thence north 221 feet; thence east 104 feet; thence north 174 feet, more or less, to intersection with the south line of a tract of land conveyed to Duane B. Berry and Michael H. Rike by deed dated June 14, 1968, and recorded at page 175 of Book 52 of Deeds, Records of Skamania County, Washington; thence east 240 feet, more or less, to an angle corner of said tract conveyed to Duane B. Berry and Michael H. Rike; thence south to intersection with the northerly right of way line of Primary State Highway No. 8; thence following said northerly right of way northwesterly to intersection with the south line of the said Section 27; thence to the point of beginning; EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed dated February 1, 1955, and recorded at page 238 of Book 39 of Deeds, Records of Skamania County, Washington;

AND EXCEPT that portion thereof conveyed to Pearl Rumpley Clay by deed dated September 15, 1956, and recorded October 24, 1956, at page 367 of Book 42 of Deeds, under Auditor's File No. 51333, Records of Skamania County, Washington;

AND EXCEPT that portion thereof conveyed to Daniel Danielson and Hazel Danielson, husband and wife, by deeds dated March 25, 1964, and recorded at pages 388 and 389 of Book 52 of Deeds, under Auditor's File Numbers 62999 and 63000 respectively, Records of Skamania County, Washington;

AND EXCEPT that portion thereof conveyed to Floyd C. Davis and Dorothy R. Davis, husband and wife, by deed dated October 17, 1969, and recorded November 14, 1969, at page 336 of Book 61 of Deeds, under Auditor's File No. 71620, Records of Skamania County, Washington.

SUBJECT TO an easement for highway slopes for Primary State Highway No. 8 over and across a tract 15 feet wide and 50 feet long granted to the State of Washington by deed dated February 1, 1955, and recorded February 21, 1955, at page 237 of Book 39 of Deeds, under Auditor's File No. 48275, Records of Skamania County, Washington; and

SUBJECT TO a relinquishment of rights of access to Primary State Highway No. 8, except as reserved therein, granted to the State of Washington by deed dated February 1, 1955, and recorded February 21, 1955, at page 238 of Book 39 of Deeds, under Auditor's File No. 48276, Records of Skamania County, Washington; and

SUBJECT TO the rights of adjoining landowners to use existing roads for access to Primary State Highway No. 8 including an easement granted to Duane B. Berry

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and Michael H. Rike by deed dated June 14, 1968, and recorded June 27, 1968, at page 175 of Book 59 of Deeds, under Auditor's File No. 70093, Records of Skamania County, Washington; and

SUBJECT TO an easement and right of way for a water pipeline not exceeding 3/4 inches in diameter granted to Floyd C. Davis and Dorothy R. Davis, husband and wife, by deed dated October 17, 1969, and recorded November 14, 1969, at page 336 of Book 61 of Deeds, under Auditor's File No. 71620, Records of Skamania County, Washington;

TOGETHER WITH all water rights appurtenant to the tract hereby conveyed.

DATED this 30th day of June, 1971.

Arthur H. Hoffman (SEAL)

STATE OF WASHINGTON)
) ss.
County of Skamania)

On this day personally appeared before me ARTHUR H. HOFFMAN, a widower, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of June, 1971.



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

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No. 762
TRANSACTION EXCISE TAX

JUN 30 1971

Amount Paid \$1.80
By Arthur H. Hoffman
Skamania County Treasurer

