

73916

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BOOK 63 PAGE 302

STATE OF WASHINGTON RECORDS & COURTS OF SKAMANIA

I HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING FILED BY R. J. Suber OF Stevenson, Ida AT 12:09 P. Sept 16 1971 WAS RECORDED IN BOOK 63 OF Recd. AT PAGE 302 RECORDS OF SKAMANIA COUNTY, WASH.

W. P. Tread
COUNTY AUDITOR

E. M. Fisher



Statutory Warranty Deed

Form 467-W-1-REV
467-W-1-REV

THE GRANTOR, ALMA M. COFFELT, a widow,

73916

for and in consideration of Ten Dollars and other Valuable Considerations

in hand paid, conveys and warrants to CLYDE N. ONEAL and BESSIE E. ONEAL, husband and wife,

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

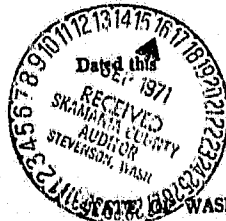
A tract of land consisting of a portion of lots 7, 8, 9 and 10 of Block Five of RIVERVIEW ADDITION TO THE TOWN OF STEVENSON according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, described as follows:

Beginning at a point on the west line of the said Lot 8 south 34° 30' east 60 feet from the northwest corner of said Lot 8; thence north 55° 30' east 100 feet; thence south 34° 30' east 66 feet; thence south 55° 30' west 50 feet; thence north 34° 30' west 2 feet; thence south 55° 30' west 33 feet; thence south 34° 30' east 2 feet; thence south 55° 30' west 17 feet; thence north 34° 30' west 66 feet to the point of beginning; TOGETHER WITH an easement and right of way for a private roadway not exceeding 15 feet in width along the easterly line of Lot 10 of Block Five of Riverview Addition aforesaid;

SUBJECT TO easements of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 15, 1968, 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.

Real Estate Sales Tax was paid on this sale on August 27, 1968, Rec. No. 6053.



8th day of September, 1971.

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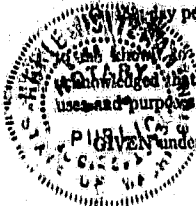
No. _____
TRANSACTION EXCISE TAX Alma M. Coffelt (SEAL)

SEP 16 1971

WASHINGTON, WA, Rec. No. 6053

County of Skamania Skamania County Treasurer

I personally appeared before me ALMA M. COFFELT, a widow,



she is the individual described in and who executed the within and foregoing instrument, and 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 8th day of September, 1971.

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