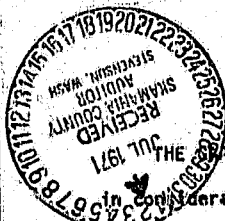


73631

BOOK 63 PAGE 31



## WARRANTY DEED



THE GRANTORS, RAYMOND SIMMONS and DOROTHY L. SIMMONS, husband and wife, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, convey and warrant to HAROLD W. LARSON and ANITA T. LARSON, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

That portion of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 25, Township 3 North, Range 7 E. W. M. lying westerly of County Road No. 2062 designated as Kanaka Creek Road described as follows:

Beginning at a point 231 feet west of the southeast corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the said Section 25, said point being on the westerly line of Kanaka Creek Road; thence west along the south line of the said Section 25 a distance of 772 feet; thence north 15° 43' east 982.7 feet; thence south 50° 44' east 275 feet; thence south 28° 03' east 383.6 feet; thence south 16° 47' east 447.8 feet to the point of beginning;

EXCEPT a strip of land 300 feet in width acquired by the United States of America for the Bonneville Power Administration's Bonneville-Coulee No. 1 and No. 2 transmission lines; AND EXCEPT that portion thereof lying northerly of a transmission line easement 87½ feet in width granted to the United States of America by deed dated May 7, 1963, and recorded May 17, 1963, at page 292 of Book 51 of Deeds, under Auditor's File No. 61544, Records of Skamania County, Washington;

SUBJECT TO easements and rights of way for Kanaka Creek road aforesaid; AND SUBJECT TO the transmission line easement above described;

AND TOGETHER WITH all right, title and interest of the Grantors in the 300 foot strip of land above described acquired from the United States of America by an easement deed dated March 12, 1940, and recorded July 2, 1971, at page 29 of Book 63 of Deeds, under Auditor's File No. 73630, Records of Skamania County, Washington.

DATED this 24th day of June, 1971.

Raymond Simmons (SEAL)  
Dorothy L. Simmons (SEAL)

STATE OF WASHINGTON }

County of Skamania }

ss.

On this day personally appeared before me RAYMOND SIMMONS and DOROTHY L. SIMMONS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



my hand and official seal this 24th day of June, 1971.

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No. \_\_\_\_\_ Notary Public in and for the State of Washington, residing at Stevenson therein.

TRANSACTION EXCISE TAX

JUL 2 - 1971

Amount Paid \$0.00  
Frederick C. Jensen  
 Skamania County Treasurer