

WARRANTY DEED

THE GRANTOR, CLARA J. HATCH, a widow, for and in consideration of the sum of Ten Dollars and other valuable considerations in hand paid, conveys and warrants to RALPH E. SIMCOX and GAYLE I. SIMCOX, husband and wife, the following described real estate situated in the County of Skamania, State of Washington:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 3 North, Range 10 E. W. M., more particularly described as follows:

Beginning at a point 2,640 feet north and 1,156 feet east of the quarter section corner common to Sections 21 and 28, Township 3 North, Range 10 E. W. M.; thence 1,484 feet east to the quarter section corner common to Sections 21 and 22, Township 3 North, Range 10 E. W. M.; thence south along the east line of the said Section 21 a distance of 1,278 feet, more or less, to intersection with the northerly right of way boundary of Highway U. S. 830 (Washington State Highway No. 8); thence along the northerly right of way boundary of said highway in a southwesterly direction to a point south 00° 21' east of the point of beginning; thence north 00° 21' west to the point of beginning;

EXCEPT (1) the North Half of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{2}$ SE $\frac{1}{4}$) of said Section 21; (2) a tract of land conveyed to the United States of America by deed dated April 29, 1952, and recorded at page 161 of Book 35 of Deeds, Records of Skamania County, Washington; (3) a tract of land conveyed to Jerry J. Uhlik and Elizabeth J. Uhlik, husband and wife, by deed dated May 31, 1966, and recorded at page 34 of Book 56 of Deeds, Records of Skamania County, Washington; (4) a tract of land and an easement for a water pipeline, reservoir and water right acquired by James H. Desirey and Alna Ruth Desirey, husband and wife, by deed dated February 2, 1968, and recorded at page 361 of Book 58 of Deeds, Records of Skamania County, Washington; and (5) a tract of land conveyed to Lee A. Yager and Nora F. Yager, husband and wife, by deed dated January 9, 1967, and recorded at page 30 of Book 57 of Deeds, Records of Skamania County Washington;

SUBJECT TO easements and rights of way for Highway U. S. 830 (Washington State Highway No. 8); and SUBJECT TO water rights reserved by Philip A. Larsen and Pauline M. Larsen, husband and wife, in deed dated September 2, 1955, and recorded September 6, 1955, at page 89 of Book 40 of Deeds, under Auditor's File No. 49212, Records of Skamania County, Washington;

TOGETHER WITH all water rights appurtenant to the above described real property.

DATED this 22nd day of July, 1971.

Clara J. Hatch

(SEAL)

No. 1015
TRANSACTION EXCISE TAX

NOV 16 1971

Amount Paid \$ 20.00

By Ralph E. Simcox and Gayle I. Simcox

Skamania County Treasurer

By Randy J. Halliday, Rep.



WARRANTY DEED - Page Two.

STATE OF WASHINGTON)
County of Skamania) ss.

On this day personally appeared before me CLARA J. HATCH, 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.

GIVEN under my hand and official seal this 22nd day of July, 1971.



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

