

## WARRANTY DEED

THE GRANTORS, RALPH E. SIMCOX and GAYLE I. SIMCOX, husband and wife, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, convey and warrant to ADA P. SHANNON, a widow, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 21, Township 3 North, Range 10 E. W. M. described as follows:

Beginning at a point marking the intersection between the northerly right of way line of Primary State Highway No. 8 with the east line of the said Section 21, said point being 19.37 chains south 00° 06' west from the quarter post on the east line of the said Section 21; thence south 82° 52' west following the northerly right of way line of said highway 4.07 chains to the initial point of the tract hereby described; thence following the northerly right of way line of said highway in a southwesterly direction a distance of 475 feet, more or less, to the southwest corner of the tract of land conveyed to Leo 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, under Auditor's File No. 68130, Records of Skamania County, Washington; thence north to intersection with the north line of the South Half of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the said Section 21; thence east along said north line to a point north 00° 06' east of the initial point; thence south 00° 06' west to the initial point;

EXCEPT the following described tracts: (1) 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 (2) 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.

1016

No. 1016  
TRANSACTION EXCISE TAX

NOV 16 1971

Amount Paid 10.00  
By Skamania County Treasurer  
By Skamania County Treasurer



Ralph E. Simcox (SEAL)

Gayle I. Simcox (SEAL)

STATE OF WASHINGTON )  
 County of Skamania ) ss.

On this day personally appeared before me RALPH E. SIMCOX and GAYLE I. SIMCOX, 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,



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

*Ralph E. Simcox*

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

