

75117

## WARRANTY DEED

THE GRANTORS, W. H. RUETTIGERS and HELEN E. RUETTIGERS, husband and wife, for and in consideration of the sum of \$10.00 and other valuable consideration in hand paid, conveys and warrants to RICHARD V. SUNDBY and NORINE A. SUNDBY, husband and wife, and RALPH JANTZER and DOROTHY JANTZER, husband and wife, the following described real estate, situated in the County of SKAMANIA, State of Washington, to-wit:

That portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 6, Township 1 North, Range 5 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the northerly line of Cape Horn Road 671 feet due East of the West line of the said Section 6; thence North 370 feet; thence East 640 feet; thence South 380 feet, more or less, to intersection with the northerly line of said Cape Horn Road; thence in a westerly direction following the northerly line of the said road to the point of beginning.

SUBJECT to 1972 taxes;  
SUBJECT to easements and rights of way for public roads and electric power lines granted to PUD No. one of Skamania County, by deed dated Sept. 29, 1970, recorded Feb. 1, 1971, at page 583 of Book 62 of Deeds, under Auditor's File No. 73109 of Skamania County, Washington.

This deed is given in fulfillment of that certain real estate contract dated November 9, 1964 executed by Anna Stelter as seller (the interest of the seller having been acquired by grantors by Seller's Assignment of Contract and Deed dated November 13, 1970), and Lorren L. Horsey and Pegge J. Horsey, husband and wife as purchasers (the interest of the purchasers having been acquired by grantees by Purchasers' Assignment of Contract and Deed dated October 20, 1971), 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.

DATED this 25 day of July, 1972.

*[Signature]*  
W. H. Ruettgers  
*[Signature]*  
Helen E. Ruettgers



