

75330

BOOK 64 PAGE 535

Transamerica Title Insurance Co

A Service of
Transamerica Corporation

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| REGISTERED | <u>E</u> |
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| INDIRECT | <u>E</u> |
| RECORDED | <u>E</u> |
| COMPARED | <u>E</u> |
| MAILED | <u>E</u> |

THIS SPACE RESERVED FOR RECORDER'S USE,
STATE OF WASHINGTON,
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

W. J. SalomonOF Skamania CoAT 3:30 P.M. Oct. 2 1972WAS RECORDED IN BOOK 64OF Deed AT PAGE 535

RECORDS OF SKAMANIA COUNTY, WASH.

W. J. Salomon

COUNTY AUDITOR

E. J. Salomon

Statutory Warranty Deed

Form 487-W-1-REV

467-W-1-REV

THE GRANTOR, ROY R. RAY, a widower,

75330

for and in consideration of Ten Dollars and other Valuable Considerations

in hand paid, conveys and warrants to DEAN A. NYGAARD and MARY J. NYGAARD, husband and wife,

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

The West Half of that certain tract of land in the Felix G. Iman J. L. C. described as being in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 2, Township 2 North, Range 7 E. W. M., conveyed to Frank B. Morrison by deed dated December 27, 1910, and recorded January 5, 1911, at page 36 of Book N of Deeds, Records of Skamania County, Washington, the tract hereby described being bounded on the east by a line drawn south from the center to the north line of the tract conveyed to the said Frank B. Morrison; EXCEPT the north 500 feet thereof; AND EXCEPT a tract conveyed to L. T. Coffman by deed dated November 10, 1925, and recorded November 14, 1925, at page 449 of Book U of Deeds; AND EXCEPT a tract conveyed to Irene White by deed dated April 3, 1947, and recorded May 13, 1947, at page 365 of Book 31 of Deeds; AND EXCEPT that portion thereof lying southerly of the Red Bluff Road conveyed to Roy O. Ray by deed dated November 30, 1958, and recorded January 5, 1959, at page 382 of Book 45 of Deeds, Records of Skamania County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 13, 1970, 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 13, 1970, Rec. No. 237.



27th

1598

day of

September

, 19 72.

No.

TRANSACTION EXCISE TAX

Roy R. Ray

(SEAL)

OCT 2 1972

Amount Paid \$ 237

(SEAL)

W. J. Salomon

Skamania County Treasurer

By Therese J. Salomon

County of Skamania

On this day personally appeared before me ROY R. RAY, a widower,

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of September, 19 72.

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