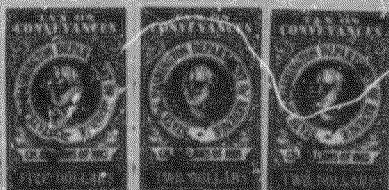


77351

Transamerica Title Insurance Co.

A Service of
Transamerica Corporation



REGISTERED
INDEXED
SUBJECT
RECORDED
COMPALED
MAILED

BOOK 66 PAGE 554

THIS CERTIFICATE WAS FORWARDED TO THE COUNTY CLERK OF SKAMANIA COUNTY, WASH. BY THE TITLE INSURANCE COMPANY OF SEASIDE, CALIF.

ON APRIL 17, 1974

AS RECORDED IN BOOK 66

DEED AT PAGE 554

RECORDS OF SKAMANIA COUNTY, WASH.

NOTARY PUBLIC FOR
E. Mayhew

Statutory Warranty Deed 77351

Form 12-1-1-REV
467-1-REV

THE GRANTORS, LeROY G. BAXTER and MARY L. BAXTER, husband and wife,

for and in consideration of Ten Dollars and other Valuable Considerations

in hand paid, conveys and warrants to C. DUANE ROBERTS and MARY LOU ROBERTS, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Beginning at a point 662.6 feet west of the northeast corner of Section 34, Township 2 North, Range 6 E. W. M.; thence west a distance of 247.4 feet; thence south 00° 13' east a distance of 176.1 feet; thence east a distance of 247.4 feet; thence north 00° 13' west a distance of 176.1 feet to the point of beginning;

SUBJECT TO an easement and right of way for a water pipeline 3/4 inch in diameter reserved by Louis J. Platt and Helen C. Platt, husband and wife, by deed dated April 20, 1965, and recorded at page 90 of Book 40 of Deeds, under Auditor's File No. 49210, Records of Skamania County, Washington; and

SUBJECT TO a mortgage dated September 21, 1970, executed by LeRoy G. Baxter and Mary L. Baxter, husband and wife, to Clarke County Savings & Loan Association, a Washington corporation, to secure payment of the sum of \$5,000.00 and interest according to note of even date; recorded September 22, 1970, at page 616 of Book 40 of Mortgages, under Auditor's File No. 72574, Records of Skamania County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 15, 1972, 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 July 13, 1972, Rec. No. 1426.

Dated this 24th day of January, 1974

No. 2460

TRANSACTION EXCISE TAX

APR 17 1974

Amount Paid, See Ex. 1426

STATE OF WASHINGTON

County of

Skamania County Treasurer

MAGNUS B. BAXTER, Jr.

On this day personally appeared before me LeROY G. BAXTER and MARY L. BAXTER, husband and wife,

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 use and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of January, 1974

Notary Public in and for the State of Washington,
residing at Woodport