

78059

BOOK 67 PAGE 444

WARRANTY DEED

The grantors, DEAN VOGT and LOIS VOGT, husband and wife, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey and warrant to JAMES D. HORTON and LORENA J. HORTON, husband and wife, grantees, the following described real estate situated in the County of Skamania, State of Washington, to wit:

The west 340 feet of the Northwest Quarter (NW1/4) of Section 6, Township 1 North, Range 6 E.W.M. lying northerly and westerly of the centerline of the existing access road constructed by the Bonneville Power Administration; EXCEPT the north 835 feet thereof; and EXCEPT that portion thereof which lies within the SW1/4 of the SW1/4 of the NW1/4 of the said Section 6.

SUBJECT TO an easement and right of way for an access road granted to the United States of America for the use of the Bonneville Power Administration by deed dated May 15, 1942, and recorded June 29, 1942, at page 149 of Book 29, of Deeds, under Auditor's File No. 31780, Records of Skamania County, Washington; and

SUBJECT TO an easement for a transmission line 100 feet in width granted to the United States of America for the Bonneville-Camas-Vancouver transmission lines by deed dated February 3, 1942, and recorded February 6, 1942, at page 601 of Book 28 of Deeds, under Auditor's File No. 31315, Records of Skamania County, Washington; and

SUBJECT TO an easement and right of way 30 feet in width for an access road and for utilities sold to Joe E. Hansen and Kathryn M. Hansen, husband and wife, by contract dated May 1, 1971, and recorded May 17, 1971, at page 869, of Book 32 of Deeds, under Auditor's File No. 73429, Records of Skamania County, Washington.

This deed is executed and delivered in compliance with and as fulfillment of that particular Real Estate Contract dated May 14, 1973 executed by the grantors herein as sellers and the grantees herein as the purchasers, with the real estate excise tax on said transaction having been paid as evidenced by Receipt No. 2073. This deed is subject to encumbrances, taxes and liens placed or suffered by the grantees since the date of entering into the above referred to contract.

DATED this 17th day of July, 1974

No. 3771
TRANSACTION EXCISE TAX

Dean Vogt

Lois Vogt

Grantors

AUG 14 1974

Amount Paid \$10.00

Skamania County Treasurer

By Barbara J. Balligan Secy

STATE OF WASHINGTON)

: ss.

County of Clark)

On this day personally appeared before me DEAN VOGT and LOIS VOGT, 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 17 day of July, 1974.

John J. Koestel
Notary Public in and for the State of
Washington, residing at Vancouver, Washington

BLAIR, SCHAEFER, HUTCHISON,
WYNNE, POTTER & HORTON
Attorneys at Law
1014 Franklin Street
P. O. Box 1148
Vancouver, Washington 98660

REGISTERED	P
INDEXED: DIR.	P
INDIRECT:	P
RECORDED:	
COMPARED	
MARLED	

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY
Robert J. Salomonson
OF Trusson, Wash
AT 9:30 A.M. Aug 14, 1974
WAS RECORDED IN BOOK 67
OF Deed AT PAGE 445
RECORDS OF SKAMANIA COUNTY, WASH.
PR Dodd
COUNTY AUDITOR
DATE P. Patrick
DEPUTY