

WARRANTY DEED

The grantor ALMA M. COFFELT, the unmarried widow of Ernest R. Coffelt, deceased, of the City of Stevenson, County of Skamania, State of Washington, for and in consideration of Ten Dollars and other valuable considerations in hand paid, conveys and warrants to Theodore A. Maddux and Donna L. Maddux, husband and wife, whose address is Stevenson, Washington, the following described real estate, situate in the County of Skamania, State of Washington:

That portion of Lot 2 of Ignaz Wachter Subdivision according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, more particularly described as follows: Commencing at the intersection of the northerly line of that strip of land 300 feet in width acquired by the United States of America for the Bonneville power transmission line with the southerly line of Lot 2 of the said Ignaz Wachter Subdivision; thence North 89° 06' 28" West 137.13 feet along the South line of the said Lot 2 to the Southwest corner of the said Lot 2, a point on the West line of Section 36, Township 3 North, Range 7 E. W. M. North 00° 16' 20" East 1013.14 feet from the Quarter corner on the West line of the said Section 36; thence North 00° 16' 20" East along the West line of the said Lot 2 a distance of 450 feet; thence South 89° 06' 28" East parallel to the South line of the said Lot 2 to a point due North of the point of beginning; thence due South to the point of beginning.

Together with the right to take water from a certain spring, and an easement on, over and across the Northernly 225 feet of Lot 2 of the said Ignaz Wachter Subdivision granted by Cortland Miller, a bachelor, by deed dated February 16, 1944, and recorded February 23, 1944, at page 21 of Book 30 of Deeds, Records of Skamania County, Washington.

DATED this 27th day of September, 1974.

Alma M. Coffelt

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STATE OF OREGON, County of Josephine) ss. September 27, 1974
BEFORE ME PERSONALLY appeared the above named Alma M.
Coffelt and acknowledged the foregoing instrument to be her
voluntary act and deed.

2585

Janella K. Amberg
Notary Public for Oregon
My Commission expires: July 22, 1978



TRANSACTION EXCISE TAX

OCT 2 1974

Amount Paid Rs. 6.5530

Yusef Said O'Donnell

By Barbara J. Gellin, Clerk