

79142

## STATUTORY WARRANTY DEED

The GRANTOR, GEORGE M. BAKER, a single person, as his sole and separate estate, for and in consideration of love and affection and other good and valuable considerations in hand paid, conveys and warrants to BONNIE S. BAKER, as her sole and separate estate the following described real estate situated in the County of Skamania, State of Washington, to-wit:

A tract of land in the southeast quarter of the southwest quarter of Section 20, Township 3 North, Range 10 EWM, described as follows:

That portion of the following described tract lying north of the Cooks Underwood County Road and containing 8.18 acres more or less. Beginning at the southeast corner of the southeast quarter of the southwest quarter of said Section (south quarter corner), thence west 30 rods (495.0 ft.); thence north 531 1/3 rods (880.0 feet); thence east 30 rods (495.0 feet); thence south 531 1/3 rods (880.0 feet) to the point of beginning.

TOGETHER with an easement for ingress and egress for roadway purposes over and across the following described lands, to-wit, commencing at the northeast corner of the foregoing described tract of land herein conveyed at its point of beginning, from said point of beginning thence east a distance of 30 feet more or less to a point; thence north a distance of fifty feet more or less, to a point of its intersection with the south line of the existing county road commonly known as the Collins-Knapp Road; thence northwesterly along the south line of the said Collins-Knapp Road a distance of 30 feet; thence south a distance of 50 feet more or less to a point of its intersection with the point of beginning herein. That this easement shall be perpetual in nature and shall be binding on the grantors, their heirs, successors and assigns forever and shall be used for roadway purposes only for ingress and egress. This easement shall be granted by the Grantors unto the Grantee and shall be used in common with Grantors as set forth in that certain Correction Deed dated October 3, 1972, by and between Lyle Ternahan and Elena M. Ternahan, husband and wife as Grantors, and George M. Baker, Grantor herein as Grantee, their heirs, successors and assigns forever.

RESERVING unto the Grantor herein a life estate for so long as the Grantor may live, together with the rents, issues and profits, and occupancy thereof, and upon Grantor's death said life estate shall extinguish itself.

Dated this 5<sup>th</sup> day of May, 1975.

George M. Baker

STATE OF WASHINGTON)  
                                     Klickitat ) ss.  
 County of Skamania,)

On this day personally appeared before me GEORGE M. BAKER, 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 5<sup>th</sup> day of May, 1975.

George M. Baker  
 Notary Public for State of Washington  
 residing at White Salmon.

