

WARRANTY DEED

THE GRANTOR, ANNE DOBBS, a widow, for and in consideration of Ten Thousand and no/100 Dollars (\$10,000.00) in hand paid, conveys and warrants to HAROLD C. WALKER and MARY E. WALKER, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Beginning at a point 708.6 feet East of the corner to Sections 17, 18, 19 and 20, Township One (1) North, Range Five (5) East of the Willamette Meridian; and running thence South 142.4 feet; thence South 84°30' West 162 feet; thence North 75.45 feet, more or less, to the South boundary of the Evergreen Highway right of way; thence Northeasterly along the said South boundary to the point of beginning, containing approximately .45 of an acre;

TOGETHER with an easement for the use of water from a certain spring located 606 feet North and 90 feet East from the South-west corner of Section Seventeen (17), Township One (1) North, Range Five (5) East of the Willamette Meridian, with an easement for a 3/4" water line beginning at said spring and running thence South 38°27' East 616.2 feet; thence South 100 feet, more or less, to the South line of said section, said easement to cover a strip of land not to exceed five feet in width, of which the within described course is the center line.

SUBJECT TO conditions and reservations contained in deed dated September 9, 1948, executed by Mollie M. Miller, a widow, and Lee M. Miller and Della B. Miller, husband and wife, as Grantors, to W. C. McCall, Grantee, recorded April 14, 1949, at page 338 of Book 32 of Deeds, records of Skamania County, Washington.

SUBJECT TO restriction, and conditions regarding the use of the above described easement contained in Deed dated April 26, 1944, executed by the Federal Land Bank of Spokane, a corporation, as Grantor, to Mollie M. Miller, a widow, and Lee M. Miller and Della B. Miller, husband and wife, as Grantees, recorded March 14, 1945, at page 321 of Book 30 of Deeds, records of Skamania County, Washington.

This deed is given in performance of the contract of sale dated November 10, 1961 between the parties hereto, and is subject to any taxes or liens becoming a lien since that time, and to any encumbrances placed or suffered by the Grantees. Excise tax has been paid as evidenced by Receipt No. 3554, dated November 15, 1975.

DATED this 15th day of July, 1975.

No. 3425
TRANSACTION EXCISE TAX

JUL 25 1975

Amount Paid 10,000.00
By Harold C. Walker
Skamania County Treasurer
By [Signature]



Anne Dobbs

Warranty Deed:

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STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

On this day personally appeared before me ANNE DORBS, a widow, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of July, 1975.

Kenneth K. Kipper
Notary Public in and for the State of Washington, Residing at Camas.



80800

STATE OF WASHINGTON
COUNTY OF SEASMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY

R. J. Salmons
OF *Seasmania*

AT *WORTH* on *July 25*, 1975

WAS NOTED BY ME, CLERK OF DEEDS, BOOK 275

RECORDED BY SALMONS, CLERK OF DEEDS, WASH.

J. P. Redd
COUNTY AUDITOR
BY *J. Kipper* CLERK

REGISTERED
EXAMINED: DIR.
INDEXED: J
RECORDED
COMPARED
MAILED