

80762

BOOK 69 PAGE 461

## Transamerica Title Insurance Co

Service of  
Transamerica Corporation

Filed for Record at Request of



REGISTERED	E
INDEXED-DIR	E
INDIRECT	E
RECORDED	E
COMPARED	E
MAILED	E

NOTED FOR RECORDER'S USE:  
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF WRITING FILED BY  
Philip M. Ganley  
OF Stevenson, Wash.  
AT 1:15 P.M. 8-27-75  
WAS RECORDED IN BOOK 69  
OF Deed AT PAGE 461  
RECORDS OF SKAMANIA COUNTY, WASH.  
W. J. Tard  
CLERK OF COUNTY  
BY E. M. Smith

## Statutory Warranty Deed

80762

W-961

THE GRANTORS, PHILIP M. GANLEY and DOROTHY D. GANLEY, husband and wife,

for and in consideration of Ten Dollars and other Valuable Considerations

in hand paid, conveys and warrants to ARTHUR B. FRANKLIN and LUCILLE J. FRANKLIN,  
husband and wife,

the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in Lot 12 of STEVENSON PARK ADDITION according to the official plat thereof on file and of record at page 38 of Book A of Plats, Records of Skamania County, Washington, more particularly described as follows:

Beginning at the intersection of the westerly right of way line of Strawberry Road with the easterly right of way line of the Frank Johns Road as existing and constructed in 1964; thence north  $46^{\circ} 35'$  west following the easterly right of way line of the Frank Johns Road 134.4 feet; thence north  $18^{\circ} 47'$  west along said easterly right of way line 99.59 feet; thence north  $78^{\circ} 43'$  east 140.37 feet to intersection with the westerly right of way line of Strawberry Road; thence south  $02^{\circ} 07'$  west along said westerly right of way line 214.26 feet to the point of beginning; said tract containing 0.47 acres, more or less.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 15, 1966, 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 September 28, 1966, Rec. No. 5229.

Dated this 15th day of August, 1975.

No. 3495  
TRANSACTION EXCISE TAX

AUG 27 1975  
Amount Paid 15.29  
Skamania County Treasurer

STATE OF WASHINGTON,

County of Skamania

ss.

On this day personally appeared before me PHILIP M. GANLEY and DOROTHY D. GANLEY, 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

15th

day of

August

1975.

Philip M. Ganley  
Notary Public in and for the State of Washington,  
residing at Stevenson, Washington.