

## WARRANTY DEED

The Grantors, JOHN C. CANFIELD and EVELYN R. CANFIELD, husband and wife, for and in consideration of Ten Dollars and other valuable Considerations in hand paid, convey and warrant to VERNON E. SEAGER and BEVERLY A. SEAGER, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington, to-wit:

A tract of land located in the William M. Murphy D. L. C. in Section 27, Township 3 North, Range 8 E. W. M., described as follows:

Beginning at the initial point of a tract of land conveyed to the grantors by deed dated April 29, 1966, and recorded at page 465 of Book 55 of Deeds, Records of Skamania County, Washington; thence north 23° 26' east 255.6 feet to the northerly right of way line of the county road designated as the House Road; thence north 68° 17' east following said northerly line 215 feet; thence north 21° 43' east 167.45 feet, more or less, to the northerly line of Parcel No. 1 of a tract of land conveyed to Ellis A. House and Elizabeth R. House, his wife, by deed dated May 17, 1956, and recorded at page 502 of Book 41 of Deeds, Records of Skamania County, Washington; thence following said northerly line south 60° 41' east and south 54° 36' east to intersection with the westerly line of a tract of land sold to Vernon E. Seager and Beverly A. Seager, his wife, by contract dated October 15, 1963, and recorded at page 161 of Book 52 of Deeds, Records of Skamania County, Washington; thence south 18° 18' west along said westerly line to intersection with the northerly line of Primary State Highway No. 8 as it existed in 1962; thence following the northerly right of way line of said highway northwesterly to the initial point of the tract hereby described;

EXCEPTING and RESERVING to the grantors, their heirs and assigns, an easement and right of way for a 3/4-inch water pipeline as installed on said premises;

SUBJECT TO a right of way for the county road designated as the House Road;

AND SUBJECT TO relinquishment of rights of access to Primary State Highway No. 8 as more particularly set forth in deed to the State of Washington, dated January 24, 1955, and recorded February 18, 1955, at page 226 of Book 39 of Deeds, under Auditor's File No. 48265, Records of Skamania County, Washington;

AND SUBJECT TO general taxes for 1976 which become due and payable on February 15, 1976.

DATED this 26th day of January, 1976.

*John C. Canfield*  
JOHN C. CANFIELD  
*Evelyn R. Canfield*  
EVELYN R. CANFIELD

No. 3801  
TRANSACTION EXCISE TAX

JAN 26 1976  
Amount Paid 16.00  
Kathleen M. Thompson  
Skamania County Treasurer  
By *Kathleen M. Thompson*



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STATE OF WASHINGTON )  
 ) ss.  
 County of Skamania )

On this day personally appeared before me JOHN C. CANFIELD and EVELYN R. CANFIELD, husband and wife, to be 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 26th day of January, 1976.



*John C. Canfield*

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

