

81701

## WARRANTY DEED

THE GRANTOR, NORMAN M. COON, dealing with his separate property, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to FRED O. NEISLER and MARY ANN NEISLER, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in the West Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter ( $W\frac{1}{2} SW\frac{1}{4} SW\frac{1}{4} SE\frac{1}{4}$ ) of Section 26, Township 3 North, Range 7 E. W. M., described as follows: beginning at a point marking the intersection of the south line of the said Section 26 with the center line of the county road known and designated as the Aalvik Road; thence east along the south line of the said Section 26 a distance of 160 feet, more or less, to the southeast corner of the  $W\frac{1}{2} SW\frac{1}{4} SW\frac{1}{4} SE\frac{1}{4}$  of the said Section 26; thence north along the east line of the  $W\frac{1}{2} SW\frac{1}{4} SW\frac{1}{4} SE\frac{1}{4}$  of the said Section 26 a distance of 340 feet; thence west 125 feet; thence south 220 feet; thence west to intersection with the center line of the said Aalvik Road; thence following the center line of said road in a southeasterly direction to the point of beginning; and

The Southeast Quarter of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter ( $SE\frac{1}{4} SW\frac{1}{4} SW\frac{1}{4} SE\frac{1}{4}$ ) of Section 26, Township 3 North, Range 7 E. W. M.;

TOGETHER WITH an easement and right of way for a water pipeline, a reservoir and the right to take water from a certain spring located approximately 550 feet north of the tract first above described; said water pipeline and reservoir being located as reconstructed in March, 1974, as more particularly described in deed dated April 2, 1974, and recorded April 8, 1974, at page 503 of Book 66 of Deeds, under Auditor's File No. 77307, Records of Skamania County, Washington;

SUBJECT TO a mortgage dated April 3, 1974, given to secure a note in the principal sum of Thirty-Three Thousand and No/100 (\$33,000.00) Dollars; recorded April 4, 1974, at page 502 of Book 51 of Mortgages, under Auditor's File No. 77302, Records of Skamania County, Washington; and the grantees by the acceptance of this conveyance agree to assume and pay the unpaid balance on said mortgage amounting to \$32,615.48 plus interest from January 10, 1976.

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

AND SUBJECT TO easements of record.

DATED this 12th day of January, 1976.

No. 38226  
TRANSACTION EXCISE TAX

FEB 6 1976

Amount Paid \$10.00  
By Skamania County Treasurer  
By Grantor or his duly authorized agent



NORMAN M. COON

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UNITED STATES OF AMERICA  
STATE OF ALASKA )  
 ) ss.  
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On this day personally appeared before me NORMAN M. COON 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 12<sup>th</sup> day of January, 1976.

*Norman M. Coon*  
Notary Public in and for the State of Alaska,  
residing at *Delta, Alaska*  
My Commission Expires  
February 24, 1976

