

81833

WARRANTY DEED

THE GRANTORS LOUIS J. FLATT and HELEN C. FLATT, husband and wife, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to JOHN HILVAN RICHARDSON and VIOLET JOY RICHARDSON, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Beginning at a point on the northerly right of way line of the county road known and designated as Railroad Avenue, said point being 804.8 feet south and 37.8 feet east of the northeast corner of Section 11, Township 1 North, Range 5 E. W. M.; thence north 37° 22' west 166.6 feet to a water service junction; thence west 117.3 feet to intersection with the easterly line of a tract of land conveyed to Earl W. Lee by deed dated March 3, 1931, and recorded at page 30 of Book X of Deeds, Records of Skamania County, Washington, said point being south 39° 03' east 76.5 feet from the northeast corner of said tract; thence south 39° 03' east following the easterly line of the said tract conveyed to Earl W. Lee 203.5 feet, more or less, to the northerly right of way line of the said Railroad Avenue; thence in a northeasterly direction along said northerly right of way line to the point of beginning;

TOGETHER WITH the right to take and use water from the spring located northwest of the above described real property for use at dwelling house on the above described property and property adjacent thereto sufficient for domestic and irrigation purposes, but not to exceed in quantity the capacity of a 3/4 inch pipe;

TOGETHER WITH easement for pipeline therefor with right of ingress and egress to repair, replace and maintain the same, as reserved by deed dated September 30, 1949, and recorded November 9, 1949, at page 565 of Book 32 of Deeds, under Auditor's File No. 40081, Records of Skamania County, Washington;

SUBJECT TO easements and rights of way for public roads, if any, over and across said real property above described.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 24, 1970, 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 25, 1970, Rec. No. 314.

DATED this 9th day of October, 1970.

Louis J. Flatt (SEAL)
Helen C. Flatt (SEAL)

STATE OF WASHINGTON)
) ss.
County of Skamania)

On this day personally appeared before me JOUIS J. FLATT and HELEN C. FLATT, 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 9th day of October, 1970.



Robert J. Sauer

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



No. 3895

TRANSACTION EXCISE TAX

MAR 9 1976

Amount Paid

Skamania County Treasurer

By



notary COPY