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WARRANTY DEED

THE GRANTORS, EDWIN C. DEXTER and RUTH E. DEXTER, husband and wife, for and in consideration of the sum of THIRTEEN THOUSAND FIVE HUNDRED DOLLARS (\$13,500.00), the receipt whereof is hereby acknowledged, do hereby convey and warrant unto DOROTHY J. NICHOLSON and RUTH E. WELCHES, both single women, the Grantees, the following described real property situated in Skamania County, State of Washington, to-wit:

A tract of land located in the Northwest quarter of the Southwest quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian, described as follows: Beginning at a point on the West line of said Section 26 which is South 192.6 feet from the quarter corner common to Sections 26 and 27 of the aforesaid Township and Range; thence South 67°53' East 91.2 feet to the initial point of the tract herein described (said point being the Northwest-only corner of the tract conveyed to Edwin C. Dexter, et ux, by Deed recorded in Volume 59, page 192, Deed Records of said County); thence South 67°53' East to a point on the meander line of the Washougal River; thence Southerly along the meander line of said river 100 feet; thence North 67°53' West 300 feet to the Westerly line of the aforesaid Edwin C. Dexter tract; thence Northerly along the Westerly line of said tract 100 feet, more or less, to the initial point of beginning.

SUBJECT TO easements for electric transmission lines and public roads, if any, and SUBJECT TO restrictive covenants relating to sewage disposal and prohibiting pollution of the Washougal River as provided in Deed recorded in Book 30 of Deeds, page 183, records of said County.

This deed is delivered in final performance of a Real Estate Contract between the parties herein bearing date of July 7, 1970, and the warranties of title herein relate to the date of said contract.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 7th day of July, 1970.

4155

THE JEFFERSON ENGINE CO.

AUG 9-1970

Amount Paid, \$13,500.00
 State of Washington
 Skamania County
 Deed Book 71, Page 279

Edwin C. Dexter
 Edwin C. Dexter

Ruth E. Dexter
 Ruth E. Dexter

JEFFERSON D. MILLER
 ATTORNEY AT LAW
 335 N. 2 ST. AVE.
 CUMMINS WASHINGTON 98007
 AREA CODE 206-TOLSON 444-2112

WARRANTY DEED

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STATE OF WASHINGTON)

) ss

COUNTY OF CLARK)

On this day personally appeared before me EDWIN C. DEXTER and RUTH E. DEXTER, to me known to be the individuals described in the foregoing instrument, 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 7th day of July, 1970.



Edwin C. Dexter
Notary Public in and for the State
of Washington,
Residing at Camas, therein.

