

STATUTORY WARRANTY DEED

THE GRANTORS ALICE J. VAN KIRK, who acquired title as Alice J. Brigner, and ROBERT L. BRIGNER, both dealing with their separate property for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, conveys and warrants to LEONARD M. BLACKLEDGE, a single man, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land in Government Lot 13 of Section 36, Township 3 North, Range 7½ E. N. M., more particularly described as follows:

Beginning at a point 657.4 feet west and 363.5 feet south of the quarter corner on the east line of the said Section 36; thence south 53° 39' west 76.3 feet; thence south 36° 23' west 184.5 feet; thence south 33° 31' west 279.9 feet; thence south 23° 21' west 125.7 feet; thence north 58° 03' west 100 feet; thence north 26° 21' east 80 feet; thence north 58° 03' west to intersection with the west line of the said Government Lot 13; thence south along the west line of the said Government Lot 13 to intersection with the northerly right of way line of Primary State Highway No. 8; thence in a northeasterly direction following the northerly right of way line of said highway to intersection with the center line of the county road known and designated as the Nelson Creek Road; thence in a northwesterly direction following the center line of said Nelson Creek Road to a point due east of the point of beginning; thence west to the point of beginning;

EXCEPT the following described tract: Beginning at a point 657.4 feet west and 342.3 feet south of the quarter corner on the east line of the said Section 36; thence south 36° 23' west 293 feet; thence south 40° east 128 feet, more or less, to the northerly right of way line of Primary State Highway No. 8; thence in a northeasterly direction following the northerly right of way line of said highway to intersection with the centerline of the county road known and designated as the Nelson Creek Road; thence in a northwesterly direction following the centerline of said Nelson Creek Road to a point due east of the point of beginning; thence west to the point of beginning;

TOGETHER WITH the existing well and pump house on said premises and all water rights.

SUBJECT TO a flowage easement granted to the United States of America by deed dated January 21, 1930, and recorded March 26, 1930, at page 17 of Book 27 of Deeds, under Auditor's File No. 75425, Records of Skamania County, Washington; AND SUBJECT TO an easement and right of way for the use of a private roadway on the above described premises for access to Primary State Highway No. 8 reserved by Alden F. Wachter, his heirs and assigns, as more particularly described in a final decree of divorce entered on December 4, 1961, in Cause No. 4110-C in the Superior Court of the State of Washington for Skamania County; AND SUBJECT TO a flowage easement granted to the United States of America by deed dated November 21, 1975, and recorded December 1, 1975, at page 89 of Book 70 of Deeds, under Auditor's File No. 81465, Records of Skamania County, Washington;

STATUTORY WARRANTY DEED

Page Two.

AND SUBJECT TO a mortgage dated September 26, 1966, to General Mortgage Corporation of Vancouver assigned to Metropolitan Life Insurance Company; AND SUBJECT TO easements and rights of way for telephone and electric power transmission lines.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 21, 1975, 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 December 1, 1975, Rec. No. 3714.

Dated this 14th day of October, 1976

Alice J. Van Kirk
ALICE J. VAN KIRK

Robert L. Brigner
ROBERT L. BRIGNER

STATE OF WASHINGTON)
County of Skamania) ss.

On this day personally appeared before us ALICE J. VAN KIRK to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of OCTOBER, 1976

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



STATUTORY WARRANTY DEED

Page Three.

STATE OF WISCONSIN)
County of Washburn) ss.

On this day personally appeared me ROBERT L. BRIGHER 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 4th day of October 1976



Robert L. Brigher
Notary Public in and for the State of Wisconsin, residing at Menomonie, WI.
My Commission Expires 4-1-79

No. 2271
TRANSACTION EXCISE TAX
FEB 13 1976
Amount Paid \$2.00
St. Louis County Treasurer
By [Signature]

