

83037

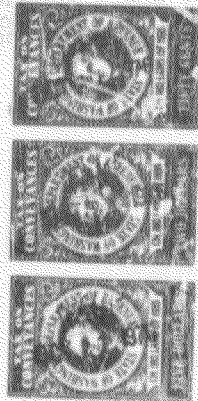
BOOK 77 PAGE 715



PIONEER NATIONAL
TITLE INSURANCE

ATOMIC COMPANY INDEXED SERIALIZED
Filed for Record at Request of INDIRECT
RECORDED
COMPARED
MAILED
AFTER RECORDING MAIL
Timothy Elen
2826 "R" St.
Wahougal, Wn. 98671

THIS INSTRUMENT FORM ORDER OF
COUNTY OF SKAGANIA
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, PREP BY
R. J. Salmond
OF Skagania, Wa.
AT 9:15 A.M. 10-21-1976
WAS RECORDED IN BOOK 77
OF Book AT PAGE 715
RECORDS OF SKAGANIA COUNTY, WASH.
E. Maynard
COUNTY AUDITOR



Statutory Warranty Deed 83037

FORM 1-38F

THE GRANTOR S, WILLIAM H. WARD and MARY WISE WARD, husband and wife
for and in consideration of \$10.00 and other good and sufficient consideration
in hand paid, conveys and warrants to TIMOTHY C. ETEN, JR. and JOAN W. ETEN, husband and
wife,
the following described real estate, situated in the County of SKAGANIA, State of
Washington:

A portion of the West half of the SW1/4 of Sec. 5, Twp 1 N, Range 1 E, E. 1/2, described as follows:
beginning at the Southwest corner of said southwest quarter, thence North 46°52' East
along the west line of said southwest quarter 534.82 feet, thence South 59°13'08" East
300 feet, thence North 00°46'52" East 244.79 feet, thence South 80°13'00" East 330 feet to
the West side of Highway, thence East N 0°46'52" East parallel with the west line of said
southwest quarter 512.83 feet to the north east-of-way of the same Center Road, thence
following said right-of-way line, along an arc of a 209.91 foot radius curve to the right,
the second tangent of which is South 59°13'08" East, for an arc distance of 209.91 feet,
thence South 49°45'40" East, 195 feet more or less to the east line of the same West Half
of the SW1/4, thence northerly along said east line 340 feet, more or less to a point
809°13'00" East of the true point of beginning, thence North 0°13'00" West, 340 feet more
or less to the true point of beginning, thence North 0°13'00" West, 340 feet more
or less to a 30 foot easement along the east line of the above described parcel.

This deed is given in fulfillment of that certain real estate contract between the parties hereto,
dated August 14, 1973, 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. The interests of Parties in said contract having been
acquired by the Grantees above named.

Real Estate Excise Tax was paid on this deed or assigned exempt on this, 14, 1973, Rec. No. 2081



Witness my hand and official seal this 13th day of October, 1976
No. 4281
TRANSACTION EXCISE TAX
OCT 21 1976
Washington State Seal
Clark
Skagania County Treasurer

On this day personally appeared before me William H. Ward and Mary Wise Ward,
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 13th day of October, 1976
James R. Bell
Notary Public in and for the State of Washington,
residing at Vancouver