

83211

SK-12018

WARRANTY DEED

THE GRANTOR, VERA M. BORIN, a widow, for and in consideration of Ten Dollars and other valuable Considerations in hand paid, conveys and warrants to MYRHO A. MADDEN and OLIVE C. MADDEN, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Beginning at a point 20 feet south of the quarter corner common to Sections 26 and 27, Township 2 North, Range 5 E. W. 1/2; thence north along said section line a distance of 162.3 feet; thence north $51^{\circ} 21'$ west a distance of 154.0 feet; thence north $62^{\circ} 20'$ west a distance of 180.2 feet; thence north $32^{\circ} 18'$ west a distance of 170.0 feet; thence north $00^{\circ} 16'$ east a distance of 270.5 feet; thence north $12^{\circ} 02'$ west a distance of 195.8 feet; thence north $10^{\circ} 32'$ west a distance of 201.0 feet; thence north $21^{\circ} 06'$ east a distance of 230.0 feet; thence north $10^{\circ} 05'$ east a distance of 170.3 feet; thence north $14^{\circ} 16'$ west a distance of 144.3 feet; thence north $30^{\circ} 03'$ east a distance of 170.0 feet; thence north $20^{\circ} 01'$ west a distance of 134.3 feet; thence due north a distance of 347.0 feet; thence north $40^{\circ} 06'$ west a distance of 245.1 feet; thence north $22^{\circ} 16'$ east a distance of 150.6 feet; thence north $15^{\circ} 16'$ west a distance of 90.6 feet, more or less, said point being the intersection of the west right of way line of the Washougal Road and the north section line of Section 27, Township 2 North, Range 5 E. W. 1/2, and is 118.1 feet west of the northeast corner of the above section; thence due west a distance of 541.8 feet; thence due south a distance of 2660.0 feet; thence due east a distance of 660.0 feet to the true point of beginning;

The above described property being that portion of the East Half of the East Half of the Northeast Quarter of Section 27, Township 2 North, Range 5 E. W. 1/2, which lies west of the Old Washougal River Road, together with the northerly 20 feet of the East Half of the Northeast Quarter of the Southeast Quarter of the above section;

SUBJECT TO all easements, reservations and restrictions of record, including a right of way granted to Skamania County for County Road No. 91166 designated as the Washougal River Road by deed dated August 27, 1975, and recorded November 24, 1975, at page 56 of Book 70 of Deeds, under Auditor's File No. 80432, Records of Skamania County, Washington;

EXCEPTING and RESERVING to the grantor, her heirs, personal representatives and assigns, an undivided one-half interest in all minerals, mineral interests of every sort and nature, oils and natural gas, upon, within and underlying the above described tract, and reserving unto the grantor, her heirs, personal representatives and assigns, the full and free right over, upon and across said described land for herself, her heirs, personal representatives and assigns, and necessary employees or workmen for the purpose of developing the minerals and substances excepted above, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances, which is hereby reserved to the grantor, her heirs and assigns, for a period of twenty years from and after March 25, 1967, at which time said mineral interest shall cease and merge with the fee title.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 25, 1967, and conditioned for the conveyance of the above

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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 March 27, 1967, Rec. No. 408.

DATED this 11th day of March, 1976.

Vera M. Borin
VERA M. BORIN

STATE OF WASHINGTON)
County of Skamania) ss.

On this day personally appeared before me VERA M. BORIN, a widow, 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 11th day of March, 1976.

Robert J. Salvo
Notary Public in and for the State of Washington,
residing at Stevenson, Washington.



No. 4350
TRANSACTION EXCISE TAX

NOV 23 1976

Amount Paid 100.00

Skamania County Treasurer

By Robert J. Salvo