



83395

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## WARRANTY FULFILLMENT DEED

SK-10035

The Grantor BARBARA J. ESSEX, as her separate property, for and in consideration of \$19,000.00 in hand paid, conveys and warrants to JAMES CARR and JOY E. CARR, husband and wife, the following described real estate, situated in the county of Skamania, State of Washington:

A tract of land located in the James M. Findley D. L. C. in Sec. 36, Twp. 3 No. 8 East W.M., described as follows: Beginning at a point 2,046.48 feet South and 984.92 feet West from the quarter corner on the East line of the said Sec. 35, said point being on the Southerly right-of-way line of State Road 14; thence South 03 degrees 58 minutes West 100 feet; thence South 36 degrees 07 minutes East 200 feet; thence North 03 degrees 58 minutes East 100 feet to Southerly right-of-way line of said highway; thence following said right-of-way line Westerly to the point of beginning.

TOGETHER WITH an easement and right-of-way for an existing 3/4 inch water pipeline, And all water rights which the sellers have in and to said premises. *BJE*

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 17, 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.

28<sup>th</sup>

day of December, 1976.

*Barbara J. Essex* (Seal)

STATE OF WASHINGTON )

County of Skamania )

) ss.



On this day personally appeared before me BARBARA J. ESSEX 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 28<sup>th</sup> day of December,

1976



No. 4432

TRANSACTION EXCISE TAX

DEC 29 1976

Amount Paid \$143.23

Skamania County Treasurer

By *James Carr*Notary Public in and for the State of Washington, residing at *Port Townsend*