

Shapard D.L.R.

SK-10463

B-7 1/2-26-5101

## WARRANTY DEED

THIS INDENTURE, Made this 10th day of December, 1975  
between BYRON LEE KELSON and MARJORIE KELSON, husband and wife,  
the parties of the first part, and ARTHUR F. MESFORD, party of  
the second part, WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of THIRTY-SIX THOUSAND, SEVEN HUNDRED TEN and 83/100 DOLLARS (\$36,710.83) lawful money of the United States, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs, executors, administrators and assigns, the following described parcel of land, situate, lying and being in the County of Skamania, State of Washington, and particularly bounded and described as follows, to-wit:



A parcel of property in Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, described as follows:

BEGINNING at a point 358.66 feet South 89° 25' 07" East and North 00° 34' 53" East 1182.41 feet from the Southeast corner of the Southeast Quarter of Section 35, Township 3 North, Range 7 East of the Willamette Meridian, basis of bearings being the South line of the Southeast Quarter of said Section 36, Township 3 North, Range 7 East; thence South 63° 22' 53" West to the centerline of Johns Road; thence southeasterly along said Johns Road to the South line of the Byron Nelson tract as recorded in Book 35, Page 235; thence East along the South line of said Nelson tract to a point that bears South 22° 51' 49" East from the point of beginning; thence North 22° 51' 49" West to the point of beginning.

SUBJECT to public roads and rights-of-way on, over and across the said property.



TOGETHER with the appurtenances, to have and to hold the said premises, with the appurtenances, unto said party of the second part, and to his heirs, executors, administrators and assigns forever.

And the said parties of the first part, for themselves and for their heirs, executors, administrators and assigns, do, by these presents, covenant that they are lawfully seized in fee simple absolute of and in all and singular the above granted and des-

cribed premises and appurtenances; that they have good and lawful right to sell and convey the same; that the same is free from all liens and encumbrances and that they hereby WARRANT and will DEFEND the same from all lawful claims whatsoever.

THIS DEED IS GIVEN in fulfillment of that certain Real Estate Contract by and between BYRON LEE KELSON and MARJORIE KELSON, husband and wife, as sellers, and ARTHUR F. MESFORD, as purchaser, dated the 20th day of November, 1975 and recorded under Auditor's File No. 81480 in Book 70, Page 124, Deed Records of Skamania County, Washington, and the Addendum thereto dated December 10, 1975, and is subject to any taxes and liens becoming a lien since that time, and to any encumbrances placed or suffered by the grantee.

IN WITNESS WHEREOF, the said parties of the first part have caused these presents to be executed the day and year first above written.

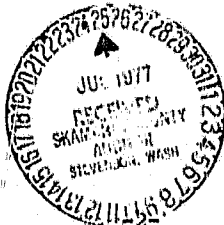
Byron L. Kelson (Seal)  
Marjorie Kelson (Seal)

STATE OF WASHINGTON )  
 ) ss.  
 County of Skamania )

On this 10<sup>th</sup> day of December, 1975, before me personally appeared BYRON LEE KELSON and MARJORIE KELSON, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said persons, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Shirley G. Linn  
 Notary Public in and for the State of  
 Washington, residing at Stevenson



4921.  
 No. \_\_\_\_\_  
**TRANSACTION EXCISE TAX**  
 JUL 25 1977  
 Amount Paid 46.50 3723  
 Skamania County Treasurer  
 By Shirley G. Linn