

QUIT CLAIM DEED

✓ THE GRANTORS, JAMES S. DULLENTY and GISELA H. DULLENTY, husband and wife, for and in consideration of \$15,000.00 and other good and valuable consideration, convey and quit claim to DARRELL W. HUTTON and DANETTE W. HUTTON, husband and wife, any and all of their interest in the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the Grantors therein:

The following described real property located in Skamania County, State of Washington, to-wit:

A tract of land located in Section 6, Township 1 North, Range 5 E.W.M., and in Section 31, Township 2 North, Range 5 E.W.M., described as follows:

Beginning at a point which is an iron pipe in the center line of a 30 foot road, said pipe being 198.4 feet south and 159 feet west of the Section corner common to Sections 31 and 32, Township 2 North, Range 5 E.W.M., and Sections 5 and 6, Township 1 North, Range 5 E.W.M.; thence South 02° east 351.9 feet to an iron pipe on the river bank; thence following the meanderings of the Washougal River North 31°22' West 344 feet to a point; thence North 42°05' West 192 feet to a point; thence North 51°25' West 106.1 feet to a point; thence North 64°59' West 174 feet to a point; thence South 67°54' West 160.1 feet to a point in the center line of the bridge over the Washougal River; thence following the center line of the highway North 08°31' East 137.8 feet to a point in the road intersection; thence following the center line of the county road North 48°05' East 389.2 feet to an iron pipe at the intersection of a 30 foot road; thence following the center line of said 30 foot road South 66°24' East 132.1 feet to a point; thence South 40°41' East 171.7 feet to a point; thence South 05°17' East 200.2 feet to a point; thence South 34°42' East 216.4 feet to the point of beginning;

EXCEPT that portion thereof described as follows: Beginning at a point marked by an iron pipe which was formerly the center line of a 30 foot road, said pipe being 198.4 feet South and 159 feet West of the section corner common to Sections 31 and 32, Township 2 North, Range 5 E.W.M., and Section 5 and 6, Township 1 North, Range 5 E.W.M.; thence South 02°00' East 351.9 feet to an iron pipe on the river

bank; thence following the meanderings of the Washougal River downstream North 31°22' West 344.0 feet, to a point; thence North 42°05' West 192.0 feet to a point; thence North 51°25' West 106.1 feet to a point; thence North 64°59' West 174.0 feet to a point; thence South 67°54' West 59.7 feet to an iron pipe; thence departing from meanderings of said river North 48°54' East 260.2 feet to an iron pipe; thence North 36°45' East 185.0 feet to an iron pipe in the center of a 30 foot used roadway; thence following the center line of said road South 66°24' East 34.1 feet to an iron pipe; thence South 40°41' East 171.7 feet to an iron pipe; thence departing from said roadway South 05°17' East 200.2 feet to an iron pipe; thence South 34°42' East 21 4 feet to the point of beginning.)

**SUBJECT TO:**

Easements and rights of way for public roads over and across the real estate under search; and reservation of a private roadway as described in deed dated May 16, 1952, and recorded August 19, 1952, at page 384 of Book 35 of Deeds, Records of Skamania County, Washington, by which Fritz W. Tietz and Velma L. Tietz, husband and wife, acquired title to the real estate under the search and other property as follows:

"...said 30 foot road herein described is to be held and used for road purposes for the common use of the property herein described and adjacent thereto."

An executory contract of sale and purchase dated November 14, 1972, wherein Eldon D. Heller and J. Colleene Heller, husband and wife, are sellers and Carl E. Lehman and Cheryl D. Lehman, husband and wife, are purchasers; recorded November 16, 1972, at page 728 of Book 64 of Deeds, under Auditor's File No. 75526, Records of Skamania County, Washington. Excise tax paid November 16, 1972, in the sum of \$650.00; see Excise Tax Receipt No. 1674.

A mortgage dated November 2, 1973, executed by Eldon D. Heller and J. Colleene Heller, husband and wife, to Clark County Savings and Loan Association, a Washington corporation, to secure payment of the sum of Forty Thousand and no/100 (\$40,000.00) Dollars and interest according to note of even date; recorded November 5, 1973, at page 843 of Book 50 of Mortgages, under Auditor's File No. 76821, Records of Skamania County, Washington. The contract shown in paragraph 4 above has been subordinated to the lien of said mortgage.

An executory contract of sale and purchase dated November 14, 1974, wherein Carl E. Lehman

and Cheryl D. Lehman, husband and wife, are sellers and James S. Dullenty and Gisela H. Dullenty, husband and wife, are purchasers; recorded November 18, 1974, at page 884 of Book 67 of Deeds, Records of Skamania County, Washington. Excise tax paid November 18, 1974, in the sum of \$900.00; see Excise Tax Receipt No. 2955.

The interest of Carl E. Lehman and Cheryl D. Lehman, husband and wife, under a deed and purchaser's assignment of the real estate contract shown in paragraph above dated November 14, 1974, held for collateral purposes only; recorded November 18, 1974, at page 897 of Book 67 of Deeds, under Auditor's File No. 78447, Records of Skamania County, Washington.

DATED this 7 day of Febr. 19

STATE OF WASHINGTON )  
COUNTY OF CLARK ) ss.

On this day personally appeared before me JAMES S. DULLENTY and GISELA H. DULLENTY, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary acts and deeds for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_ day of February, 1977.

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Notary Public in and for the State  
of Washington; residing at \_\_\_\_\_