

SK 10494
1-5-4-100
2-5-33-2700

45835

BOOK 74 PAGE 146

WARRANTY DEED

THE GRANTOR, Jackie L. Nyman, for a legal and valid consideration, in hand paid, conveys and warrants to Gary R. and Judith A. Hegewald, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington including any interest therein which Grantor may hereafter acquire



The North half of the Northeast quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 4, Township 1 North, Range 5 East, W.M.; EXCEPT that portion thereof lying westerly of the center line of the most westerly course of County Road No. 1213 designated as the Salmon Falls Road as reconstructed in 1968; and The south half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 33, Township 2 North, Range 5 East W.M.; EXCEPT that portion thereof lying westerly of the center line of County Road No. 1213 designated as the Salmon Falls Road as reconstructed in 1968; AND EXCEPT the following described tract: Beginning at the northeast corner of the South half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of the said Section 33; thence South 1,320 feet; thence West 330 feet; thence North 1,320 feet; thence east 330 feet to the point of beginning.

Subject to an easement granted to Northwestern Electric Co. recorded February 20, 1931;
Subject to an easement for pipeline for the transportation of Natural gas, oil, and the products thereof granted to Pacific Northwest Pipeline Corp. recorded under auditor's number 49843;
Subject to an easement and right of way for a water tank, water pipeline, etc. of record;
Subject to easement and rights of way for County Road No. 1213 designated as the Salmon Falls Road.

And that the same are free and clear from all encumbrances except as above noted and the obligation evidenced by a promissory note and secured by a Trust Deed executed by C. Alan Nyman and Jackie L. Nyman with the beneficiary being J.L. Fox and Loie Fox, husband and wife and with Transamerica Title Insurance Company as trustee, securing the payment of \$112,000.00, recorded May 7, 1976 in Book 53 of mortgages page 249 under Auditor's File No. 82126 records of said county. There is as of December 20th, 1977 a present principle balance due of \$94,994.91. The grantees hereby assume and agree to comply fully with the afore-referenced document.

LAW OFFICES OF
Landerholm, Garmuth,
Lanow, Whitelider, Marsh,
Kerry & Wilkinson, Inc., P.C.
P.O. Box 1088
Downtown at Evergreen, Suite 400
Vancouver, Washington 98660
(206) 696-3312

The Grantees are entitled to possession Ninety days after this Deed is recorded.

DATED this 10 day of December, 1977.

Jackie L. Nyman
Jackie L. Nyman

STATE OF WASHINGTON)
County of Clark) ss.

On this day personally appeared before me Jackie L. Nyman 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 10th day of December, 1977.

Daryl Lee Owen
Notary Public in and for the State of Washington, residing at Vancouver.

The undersigned ratify and accept the terms of this document.

Date: 12/10/77

Date:

C. Alan Nyman
C. Alan Nyman

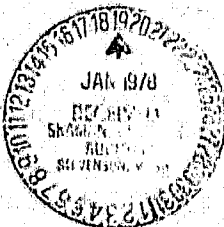
Gary R. Hegewald
Gary R. Hegewald

Judith A. Hegewald
Judith A. Hegewald

5458
SHOSHONE COUNTY

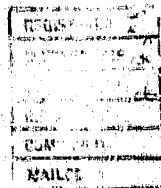
Amount Paid: 1,350.00

Shoshone County Recorder
By Russell A. Wappling



STATE OF WASHINGTON
COUNTY OF SHOSHONE

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY Shoshone County OF Shoshone County AT Shoshone, Idaho 19 1977 WAS RECORDED IN BOOK 5458 OF Shoshone County RECORDS OF SHOSHONE COUNTY, WASH. BY Russell A. Wappling COUNTY AUDITOR



LAW OFFICES OF
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Marce & Wilkins, Inc., P.C.
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Vancouver, Washington 98660
(206) 898-3312