

## Transamerica Title Insurance Co

A Service of  
Transamerica Corporation

Filed for Record at Request of



THIS SPACE PROVIDED FOR RECORDER'S USE.  
COUNTY OF SKAMANIA 155

I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF \_\_\_\_\_ FILED BY \_\_\_\_\_  
OF \_\_\_\_\_  
AT \_\_\_\_\_  
WAS RECORDED IN \_\_\_\_\_  
OF \_\_\_\_\_  
S. GOV. OF \_\_\_\_\_  
COUNTY CLERK

## Statutory Warranty Deed

85656

THE GRANTOR SHERIDAN CROTHERS and BETSEY A. CROTHERS,  
husband and wife,

for and in consideration of Ten Dollars and other valuable considerations

in hand paid, conveys and warrants to THOMAS P. PELETT and BARBARA E. PELETT,

husband and wife,

the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 3, Township 1 North, Range 5 E.W.M., as more particularly described on Schedule "A" attached hereto;

EXCEPT a tract of land consisting of a net acreage of 0.12 acres, more or less, granted to Skamania County by deed dated June 27, 1973, for reconstruction of County Road No. 1113 designated as the Salmon Falls Road.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 1, 1973, 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.

Real Estate Sales Tax was paid on this sale on \_\_\_\_\_, Rec. No. \_\_\_\_\_

Dated this

8th

day of

July

1977

5465

*Sheridan Crothers*  
*Betsy A. Crothers*

see 546576

STATE OF WASHINGTON  
County of Skamania  
Deed Book 1

On this day personally appeared before me SHERIDAN CROTHERS and BETSEY A. CROTHERS,

husband and wife

known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

8th

day of

July

1977

*Joan W. Wynn*  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

SCHEDULE "A"

That portion of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 3, Township 1 North, Range 5 E. W. M., described as follows:

Beginning at a point 14.19 chains south of the center of the said Section 3; thence west 15.85 chains to the center of County Road No. 1113 designated as the Salmon Falls Road; thence southerly along the center of said road to the northwest corner of the tract of land conveyed to Eunice T. Froeschle by deed dated May 16, 1910, and recorded at page 289 of Book M of Deeds, Records of Skamania County, Washington; thence east 13.40 chains to the center line of said Section 3; thence north 6.11 chains to the point of beginning; EXCEPT that portion thereof lying southerly of State Road No. 140;

EXCEPT a tract of land conveyed to School District No. 1 by deed dated June 22, 1934, and recorded at page 552 of Book X of Deeds, Records of Skamania County, Washington, described as follows: Beginning at a point 375 feet east of the southwest corner of School District No. 1 property in Section 3, Township 1 North, Range 5 E. W. M.; thence east to the northwesterly right of way boundary of County Road No. 1101 designated as the Ryan-Tavelli Road; thence southwesterly along said boundary to a point 60 feet due south of the south line of said school property; thence west to a point 60 feet south of the point of beginning; thence north 60 feet to the point of beginning;

AND EXCEPT a tract of land conveyed to Skamania County by deed dated December 5, 1947, and recorded at page 553 of Book 31 of Deeds, Records of Skamania County, Washington, described as follows: Beginning at the northeast corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of the said Section 3, said point being the northeast corner of the aforesaid tract conveyed to Eunice T. Froeschle; thence west 420 feet to the initial point of the tract hereby excepted; thence north to the southerly right of way line of County Road No. 1101 designated as the Ryan-Tavelli Road; thence south 69° 59' west along said right of way line of said road to intersection thereof with the northerly right of way line of State Road No. 140; thence south 74° 30' east along the northerly line of State Road No. 140 to a point due east of the initial point; thence east 100 feet to the initial point.