

86150

BOOK 74 PAGE 622

Transamerica Title Insurance Co

A Service of
Transamerica Corporation

Filed for Record at Request of



THIS SPACE FOR CONVEYANCE RECORDER'S USE

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

OF

AT

WAS RECORDED IN BOOK

OF

RECORDS OF SKAMANIA COUNTY, WASH.

COUNTY AUDITOR

DEPUTY

Statutory Warranty Deed

86150

THE GRANTOR, ANNA E. LEHMAN, dealing with her separate property,
who acquired title as Anna E. McDaniels,

for and in consideration of Ten Dollars and other Valuable Considerations

in hand paid, conveys and warrants to GEORGE RUTH and RUTH L. RUTH, husband and wife.

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

That portion of Lots 52 and 53 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and of record at page 80 of Book A of Plats, Records of Skamania County, Washington, more particularly described as follows:

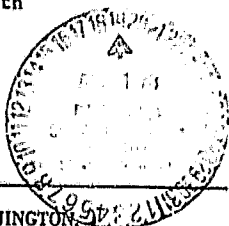
Beginning at the most northerly corner of the said Lot 52; thence along the northerly lines of the said Lots 52 and 53 south 48° 04' west 313 feet; thence parallel to the northeasterly line of the said Lot 53 southeasterly 418 feet; thence north 48° 04' east 313 feet to the northeasterly line of the said Lot 52; thence northwesterly along said line 418 feet to the point of beginning.

RESERVING to the grantor the right to use water from the existing well on said premises for domestic purposes at the rate of \$2.00 per month for so long as she shall occupy the adjoining premises and for a further period of two years after any sale thereof.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 5, 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.

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

Dated this 17th day of June, 1976.



Anna E. Lehman

No. 57777
TRANSMERICASTATE OF WASHINGTON
County of Skamania

On this day personally appeared before me ANNA E. LEHMAN

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 17th day of June, 1976.

Ruth L. Ruth

Notary Public in and for the State of Washington,
residing at Stevenson therein.