

WARRANTY DEED

The Grantors, William T. Murphree and Ethel Mae Murphree, husband and wife, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, receipt of which is hereby acknowledged, convey and warrant to Kenneth L. Bowcutt and Shirley Bowcutt, husband and wife, the following described real estate situated in Skamania County, Washington, to-wit:

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 35, Township 2 North, Range 6 East, W.M., more particularly described as follows:

Beginning at a point that is south 534 feet and east 787.43 feet from the quarter corner on the north line of the said Section 35; thence North 77° 57' west 190 feet, more or less, to the southerly right of way line of Primary State Highway No. 2; thence easterly along the southerly line of said highway to the center line of the channel change of Woodard Creek as described in deed to the Spokane, Portland and Seattle Railway Company dated July 28, 1909, and recorded at page 12 of Book 1 of Deeds, Records of Skamania County, Washington; thence following the center line of said channel change of Woodard Creek in a southeasterly direction to intersection with the east line of the NW 1/4 of the NE 1/4 of the said Section 35; thence south to the northerly right of way line of the Spokane, Portland and Seattle Railway Company; thence westerly 435 feet, more or less, along said northerly right of way line to a point south 01° 02' west 289.6 feet from the point of beginning; thence north 01° 02' east 289.6 feet to the point of beginning; EXCEPT that portion thereof conveyed by the aforesaid deed dated July 28, 1909, to the Spokane, Portland and Seattle Railway Company in connection with the channel change of Woodard Creek.

ALSO: All water rights and water pipe lines now serving such real property, in addition but not limited to those water rights transferred by easement deed from Sam Hanson, et al., to William L. Payment, et al., dated May 6, 1942, and recorded in Book 29, at page 125, deed records of Skamania County.

SUBJECT TO: Easements and rights of way for public roads over and across such real estate.

ALSO: A permanent easement for the placing of a sign for advertising the trailer park, such sign to be approximately 4 feet by 8 feet, to be visible from the highway and to be located in conformity with highway regulations in the northerly portion of the following described tract of real property on which this easement is granted:

Beginning at a point which is 534.9 feet South and 787.4 feet East of the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 2 North, Range 6 East of the Willamette Meridian; thence South 1° 02' West a distance of 289.6 feet to the



5752

No. TRANSACTION EXCISE TAX

MAY 1 - 1978

Amount Paid: \$10.00

Skamania County Treasurer
by Kenneth J. Balligay

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A tract of land located in the Northwest Quarter of the Northeast Quarter (NW1 NE1) of Section 35, Township 2 North, Range 6 E, W.M., more particularly described as follows:

Beginning at a point that is south 534 feet and east 787.43 feet from the quarter corner on the north line of the said Section 35; thence North 78° 57' west 190 feet, more or less, to the southerly right of way line of Primary State Highway No. 2; thence easterly along the southerly line of said highway to the center line of the channel change of Woodard Creek as described in deed to the Spokane, Portland and Seattle Railway Company dated July 28, 1909, and recorded at page 458 of Book L of Deeds, Records of Skamania County, Washington; thence following the center line of said channel change of Woodard Creek in a southeasterly direction to intersection with the east line of the NW1 of the NE1 of the said Section 35; thence south to the southerly right of way line of the Spokane, Portland and Seattle Railway Company; thence westerly 435 feet, more or less, along said southerly right of way line to a point south 91° 02' west 285.6 feet from the point of beginning; thence north 91° 02' east 285.6 feet to the point of beginning; EXCEPT that portion thereof conveyed by the aforesaid deed dated July 28, 1909, to the Spokane, Portland and Seattle Railway Company in connection with the channel change of Woodard Creek.

ALSO: All water rights and water pipe lines now serving such real property, including but not limited to those water rights transferred by easement deed from Sam Samson, et ux, to William I. Payment, et ux, dated May 6, 1942, and recorded in Book 29, at page 125, deed records of Skamania County.

SUBJECT TO: Easements and rights of way for public roads over and across such real estate.

ALSO: A permanent easement for the placing of a sign for advertising the trailer park, such sign to be approximately 4 feet by 8 feet, to be visible from the highway and to be located in conformity with highway regulations in the northerly portion of the following described tract of real property on which this easement is granted:

Beginning at a point which is 534.0 feet South and 787.4 feet East of the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 2 North, Range 6 East of the Willamette Meridian; thence South 1° 02' West a distance of 285.6 feet to the



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Amount Paid See St. 4919
By Samuel J. Phillips, Jr.
Skamania County Treasurer

Northerly right of way line of the S. P. & S. Railroad; thence South 72° 30' West along said right of way line a distance of 134.63 feet to the true point of beginning of the property herein described; thence continuing South 72° 30' West along said right of way line a distance of 360 feet, more or less, to a point which is 300 feet along said right of way line Northeasterly from its intersection with the North and South centerline of Section 35; thence Northwesterly a distance of 100 feet, more or less, to a point on the Scutherly right of way line of said Evergreen Highway said point being 300 feet along said right of way line Northeasterly from its intersection with the North and South centerline of Section 35; thence Northeasterly along said Evergreen Highway right of way line a distance of 350 feet, more or less, to a point which is North 38° 44' West a distance of 255.0 feet from the true point of beginning; thence South 38° 44' East a distance of 255.0 feet to the true point of beginning.

This deed is executed and delivered pursuant to and in fulfillment of that certain contract for sale of real and personal property dated October 20, 1965, wherein the grantors contracted to sell the above described real property to the grantees, and which contract was amended by agreement dated January 9, 1967; consequently, the warranties of this deed shall not be construed to warrant against any liens or encumbrances incurred or suffered subsequent to October 20, 1965.

Real estate excise tax was paid on the said contract sale under Skamania County Treasurer's Receipt No. 4919.

Dated this 26th day of January, 1976.

William T. Murphree
William T. Murphree

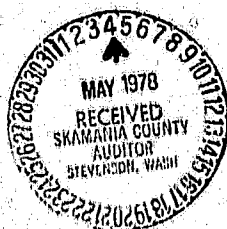
Ethel Mae Murphree
Ethel Mae Murphree

STATE OF OREGON)

County of Multnomah) ss

On this day before me personally appeared William T. Murphree and Ethel Mae Murphree, husband and wife, to me known to be the same persons named in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS My hand and notarial seal this 26th day of January, 1976.



Notary Public in and for the state of Oregon,
residing at Skamania County
My commission expires Dec. 21, 1979