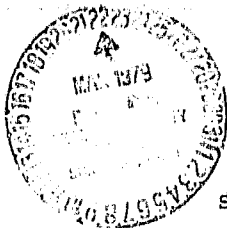


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BOOK 76 PAGE 301



STATUTORY WARRANTY DEED

THE GRANTORS, JAMES C. BAILEY and BARBARA L. BAILEY, husband and wife, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, convey and warrant to JOHN W. HARDGROVE and FRANCES S. HARDGROVE, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Lot 3 of HILLTOP MANOR, according to the amended plat thereof on file and of record at page 110 of Book A of Plats, records of Skamania County, Washington.



SUBJECT TO: Rights of the public in streets, roads and highways; SUBJECT TO Restrictive Covenants dated September 27, 1961, recorded October 3, 1961 in Book 49, page 193, Skamania County Deed Records;

SUBJECT TO Right of Way, including the terms and provisions thereof, as conveyed to Pacific Northwest Pipeline Corporation, a Delaware corporation, by instrument from Al S. Keller, dated December 13, 1955, recorded February 6, 1956, in Book 41, page 80, Skamania County Deed Records. SUBJECT TO Mortgage, including the terms and provisions thereof, from James C. Bailey and Barbara L. Bailey, husband and wife, as mortgagor, and Vancouver Federal Savings and Loan Association, a corporation, as mortgagee, dated April 13, 1977, recorded April 13, 1977, Skamania County Mortgage Records, given to secure the payment of \$33,400.00, Book 54, Page 153, which mortgage the grantors herein assume and agree to pay according to the terms and provisions contained in said mortgage and the note secured thereby.

SUBJECT TO a easement created by instrument, including the terms and provisions thereof, dated January 18, 1978, recorded January 23, 1978 in Book 76, page 163, Skamania County Deed records, in favor of the Town of Stevenson for sewer lines.

DATED March 30, 1979.

James C. Bailey
Barbara L. Bailey

STATE OF WASHINGTON)
) SS
 COUNTY OF SKAMANIA)

On this day personally appeared before me JAMES C. BAILEY and BARBARA L. BAILEY, Husband and Wife, to me known to be the individuals 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 30th day of March 1979.



Amount Paid \$650.00

Skamania County Recorder
James C. Bailey

James L. Lystell
 NOTARY PUBLIC in and for the State of Washington, residing at Stevenson.