

SK11524  
3-7-7600 WOP

## WARRANTY DEED

The undersigned, **FRANK C. BIRKENFELD** as Trustee of the **WILHELM BIRKENFELD TRUST**, a testamentary trust established under the Last Will and Testament of Wilhelm Birkenfeld, Deceased, as administered in Probate Cause No. 2730-P in the Superior Court of the State of Washington for Skamania County, for and in consideration of One Dollar and other Valuable Considerations in hand paid, conveys and warrants to the **CITY OF STEVENSON**, a municipal corporation, the following described real estate situated in the County of Skamania, State of Washington:

A parcel of land situated in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 35, Township 3 North, Range 7 E. W. M., Skamania County, Washington, more particularly described as follows:

Beginning at the south quarter corner of Section 35, Township 3 North, Range 7 E. W. M., thence north 35° 36' 30" west 689.73 feet to the true point of beginning, said point being the southwest corner of this parcel on the easterly right of way line of Ryan Allen Road; thence along the said right of way on a 256.50 foot radius curve to the right on a cord bearing north 33° 34' 19" east 217.77 feet; thence along a tangent north 59° 41' 30" east 29.39 feet; thence along a 383.00 foot radius curve to the left on a cord bearing north 56° 08' 14" east 87.73 feet to the northwest corner of this parcel; thence leaving the easterly right of way line of Ryan Allen Road on a bearing south 45° 07' 00" east 326.06 feet to the northeast corner of this parcel; thence south 45° 00' 00" west 145 feet to the southeast corner of this parcel; thence north 30° 01' 09" west 76.50 feet; thence along a 145.00 foot radius curve to the left on a cord bearing north 65° 04' 54" west 158.21 feet; thence along a tangent south 83° 51' 22" west 94.20 feet; thence along a 200.00 foot radius curve to the left on a cord bearing south 81° 02' 22" west 19.66 feet; thence along a tangent bearing south 78° 13' 21" west 75.96 feet to the southwest corner of this parcel and the true point of beginning; said parcel containing 1.51 acres, more or less;

EXCEPT any portion thereof, lying within the right of way of Bonneville-Coulee No. 1 and 2 Right of Way.

TOGETHER WITH a permanent easement for the purpose of access by road to a water treatment site and for the further purpose of laying, constructing, maintaining and repairing water lines over, across and under a strip of land 25 feet in width lying westerly and along the following described line: Beginning at the southwest corner of the parcel described above; thence from said point north 78° 13' 21" east 75.96 feet; thence along a 200.00 foot radius curve to the right on a cord bearing north 81° 02' 22" east 19.66 feet; thence along a tangent bearing north 83° 51' 22" east 94.20 feet; thence along a 145.00 foot radius curve to the right on a cord bearing south 65° 04' 54" east 158.21 feet; thence along a tangent bearing south 30° 01' 09" east 76.50 feet to the southeast corner of the aforesaid parcel and the end of this easement description.

SUBJECT TO easements of record.

No. 6806  
TRANSACTION EXCISE TAX

JUL 26 1979

Amount Paid \$

Skamania County Treasurer

By *[Signature]*

Transcribed in accordance with County of Skamania and Skamania County Auditor's Office

6806

WARRANTY DEED

Page Two.

Dated this 27<sup>th</sup> day of July, 1979.

*Emmy G. Birkenfeld*  
 EMMY G. BIRKENFELD, Trustee of the WILHELM  
 BIRKENFELD TRUST

STATE OF WASHINGTON }  
 County of Skamania } ss.

This is to certify that on this 27<sup>th</sup> day of July, 1979, before me, a notary public in and for the State of Washington, duly commissioned and sworn, personally came EMMY G. BIRKENFELD, Trustee of the WILHELM BIRKENFELD TRUST, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

*Robert J. Salomon*  
 Notary Public, in and for the State  
 of Washington, residing at Stevenson  
 therein.

