

LYN ARNOLD ET AL TO FANNIE A. ARNOLD

THIS INDENTURE, MADE AND ENTERED INTO THIS 1ST DAY OF MAY 1925, BY AND BETWEEN LYN ARNOLD, A BACHELOR, PARTY OF THE FIRST PART AND FANNIE A. ARNOLD, PARTY OF THE SECOND PART, WITNESSETH;

THAT THE SAID PARTY OF THE FIRST PART FOR AND IN CONSIDERATION OF THE SUM OF \$1,000.00 TO HIM IN HAND PAID, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DOES BY THESE PRESENTS GRANT, BARGAIN, SELL, CONVEY AND WARRANT UNTO THE SAID PARTY OF THE SECOND PART, HER HEIRS AND ASSIGNS, AN UNDIVIDED ONE HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATE, LYING AND BEING IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 8 OF THE TOWN OF STEVENSON, THENCE NORTH  $34^{\circ} 30'$  WEST 66 FEET; THENCE SOUTH  $55^{\circ} 30'$  WEST  $106\frac{1}{2}$  FEET TO THE WEST LINE OF SAID BLOCK 8; THENCE SOUTH  $34^{\circ} 30'$  EAST 3 FEET; THENCE SOUTH  $55^{\circ} 30'$  WEST  $23\frac{1}{2}$  FEET; THENCE SOUTH  $34^{\circ} 30'$  EAST 63 FEET TO THE NORTH LINE OF SECOND STREET; THENCE NORTH  $55^{\circ} 30'$  EAST 130 FEET TO THE PLACE OF BEGINNING.

SUBJECT, HOWEVER, TO AN EASEMENT FOR SIDEWALK ON, OVER AND ACROSS A STRIP OF LAND 3 FEET IN WIDTH OF WHICH CENTER LINE IS DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT  $64\frac{1}{2}$  FEET NORTH  $34^{\circ} 30'$  WEST OF SOUTHEAST CORNER OF BLOCK 8; THENCE SOUTH  $55^{\circ} 30'$  WEST  $106\frac{1}{2}$  FEET TO THE WESTLINE OF BLOCK 8 HERETOFORE CONVEYED TO EFFIE B. HUNT.

ALSO A PERPETUAL EASEMENT FOR A ROAD, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND, TO-WIT: BEGINNING AT A POINT ON SECOND STREET 130 FEET SOUTH  $55^{\circ} 30'$  WEST OF THE SOUTHEAST CORNER OF BLOCK 8 OF THE TOWN OF STEVENSON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON, THENCE NORTH  $34^{\circ} 30'$  WEST 63 FEET; THENCE NORTH  $55^{\circ} 30'$  EAST  $23\frac{1}{2}$  FEET; THENCE NORTH  $34^{\circ} 30'$  WEST 20 FEET; THENCE SOUTH  $55^{\circ} 30'$  WEST  $41\frac{1}{2}$  FEET; THENCE SOUTH  $34^{\circ} 30'$  EAST 83 FEET TO SECOND STREET, THENCE NORTH  $55^{\circ} 30'$  EAST 18 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THEREFROM THAT CERTAIN TRACT OF LAND CONTAINING A PARCEL 33 FEET BY 80 FEET AND THE THREE FOOT EASEMENT APPURTENANT THERETO HERETOFORE CONVEYED TO NORTH BANK THEATRE AND REALTY CO. BY CONVEYANCE DATED MARCH 10, 1925 RECORDED AT PAGE 213 BOOK U OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TO HAVE AND TO HOLD THE SAME UNTO THE SAID PARTY OF THE SECOND PART, HER HEIRS AND ASSIGNS FOREVER, AS HER SOLE AND SEPARATE PROPERTY.

AND THE SAID PARTY OF THE FIRST PART DOES HEREBY COVENANT TO AND WITH THE SAID PARTY OF THE SECOND PART, HER HEIRS AND ASSIGNS, THAT HE IS THE OWNER IN FEE SIMPLE OF SAID PREMISES AND HAS GOOD RIGHT TO SELL AND CONVEY THE SAME; THAT THE SAME ARE FREE FROM ALL INCUMBRANCES AND HE WILL, AND HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS SHALL, FOREVER WARRANT AND DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN TESTIMONY WHEREOF, THE PARTY OF THE FIRST PART HAS HEREUNTO SET HIS HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN AND THE UNDERSIGNED, W. A. ARNOLD, HUSBAND OF THE PARTY OF THE SECOND PART, JOINS HEREIN FOR THE PURPOSE OF CONVEYING AND RELEASING HIS COMMUNITY INTEREST TO THE SAID PARTY OF THE SECOND PART.