



93250

SAFECO TITLE INSURANCE COMPANY

BOOK 80 PAGE 451

Filed for Record at Request of

NAME Larry J. Nichols
ADDRESS MP 1.30R Duncan Cr. Rd.
CITY AND STATE Skamania Wash 98648

WARRANTY
FULFILLMENT
DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Larry J. Nichols
Skamania, Wa
4:50 PM Oct 26 81
Deeds 457-2
Seal Messengers
B. K. B. B.

THE GRANTOR Larry J. Nichols, Diane P. Nicholsfor and in consideration of \$ 48,500in hand paid, conveys and warrants to Henry T. Carsten, Marietta Carstenthe following described real estate, situated in the County of Skamania, State of Washington:

See attached copy



This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 14, 1980, 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 tax assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. Excise, 7-14-80 #7588 - Book 78 Pg 421

Dated 29 Sept 1981, 19 81

Larry J. Nichols
Diane P. Nichols
(Individual)
Larry J. Nichols

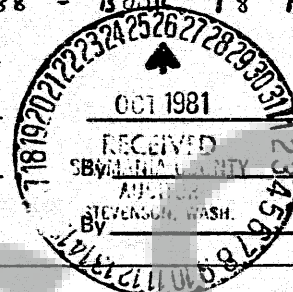
STATE OF WASHINGTON
COUNTY OF Skamania

On this day personally appeared before me

Larry J. Nichols
Diane P. Nichols
to me known to be the individual 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 26th day of Oct, 19 81

Donna M. White
Notary Public in and for the State of Washington, residing at Stevenson



No. _____
TRANSACTION EXCISE TAX

Amount Paid See Excise 7588

STATE OF WASHINGTON
COUNTY OF _____

On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____, to me known to be the _____ President and _____ Secretary, respectively, of _____

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____

authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

DESCRIPTION
SK-11859

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A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH RANGE 6 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 33, 373.28 FEET; THENCE SOUTH $01^{\circ} 08' 15''$ WEST 162.81 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTH $01^{\circ} 08' 15''$ WEST 484.19 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE WEST ALONG SAID SOUTH LINE 410 FEET MORE OR LESS TO A POINT ON THE NORTHEASTERLY LINE OF DUNCAN CREEK COUNTY ROAD NO. 1011; THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF THE GAS LINE RIGHT-OF-WAY THENCE NORTHEASTERLY ALONG SAID GAS LINE RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING;

ALSO KNOWN AS LOT 1 OF THE NICHOLS SHORT PLAT, AS RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 172, UNDER AUDITOR'S FILE NO. 90823, RECORDS OF SKAMANIA COUNTY WASHINGTON.

RESERVING UNTO THE SELLER HEREIN, AN EASEMENT, 15 FEET IN WIDTH, FOR CONSTRUCTION AND MAINTENANCE OF EXISTING PUMP SITE. SAID 15 FOOT EASEMENT SHALL BE CONTIGUOUS TO THE EASTERLY BANK OF SANFORD CREEK, AND SHALL EXTEND FROM THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT TO THE NORTHERLY LINE THEREOF.

THE SELLERS HEREIN RESERVE UNTO THEMSELVES, THEIR HEIRS, AND ASSIGNS AN EASEMENT FOR EGRESS, INGRESS AND UTILITIES OVER AND ACROSS AN EXISTING ROAD 30 FEET WIDE AS NOW USED AND AS SET FORTH ON SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS AT PAGE 172-A AND UNDER AUDITOR'S FILE NO. 90823.