

WARRANTY DEED

THE GRANTOR, Gladys B. Parker, unmarried, in consideration of the sum of Ten Dollars and other valuable consideration in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto David W. MacGregor and Linda R. MacGregor, husband and wife, grantees, all of the following described real property situate in Skamania County, Washington, to-wit:

All of Lot Numbered 12; and the Northerly 25 feet of Lot Numbered 11, being the Northerly one-quarter of the said Lot 11 and bounded on the South by a line parallel to the Southerly line of the said Lot 12; of WASHOUGAL RIVERSIDE TRACT according to the official plat thereof on file and of record in the office of the auditor in Book "A" of plats at page 80, records of Skamania County, Washington. SUBJECT to a perpetual right of way and easement over and across the Southerly 5 feet of the above described tract.

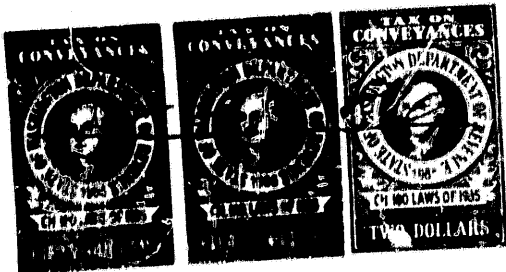
ALSO SUBJECT to any question that may arise due to shifting or change of course of the Washougal River. AND SUBJECT to the rights of the State of Washington to the stream bed if the river is navigable.

This deed is executed and delivered in performance of a certain executory contract of sale existing between the parties hereto and consequently all the statutory covenants and warranties contained herein are modified according to the various terms and conditions of said agreement.

IN WITNESS WHEREOF, The Grantor has hereunto set her hand this 26th day of February, 1982.

Gladys B. Parker
Grantor

EXCISE PAID 2/8/82 in the amount of \$1050.00 under number 8640.



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REAL ESTATE EXCISE TAX
MAY 2 1986

PAID 2/8/82
SKAMANIA COUNTY TREAS.

SCHEDULE "A"

Beginning at a point 503.51 feet North $0^{\circ}35'27''$ East and 956.45 feet South $89^{\circ}24'33''$ East from the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East W.M. as measured along the West line of the Southwest Quarter and at a right angle to said line; thence North $0^{\circ}35'27''$ East parallel to the said West line of the Southwest Quarter 163.39 feet; thence North $89^{\circ}24'33''$ West 266.60 feet to a point 690 feet East of the said West line of the Southwest Quarter; thence South $0^{\circ}35'27''$ West 163.39 feet to a point which bears North $89^{\circ}24'33''$ West of the point of beginning; thence South $89^{\circ}24'33''$ East 266.60 feet to the point of beginning; containing 1 acre, more or less;

TOGETHER WITH and SUBJECT TO a 20 foot wide easement for ingress and egress to Lot 3 of Short Plat recorded at Book 1, page 74, records of Skamania County, Washington, and public utilities over, under and across the South 20 feet of said Lot and

TOGETHER WITH and SUBJECT TO a 5 foot easement along and across the West 5 feet of said Lot 1 for public utilities, water, electric power and television and telephone to Lot 4 of said Short Plat and subject to an easement for the existing telephone line across said Lot 1 to said Lot 4.