

114979

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FILED FOR RECORD
SKAMANIA COUNTY WASH
BY *Ron Shippy*

Nov 20 11 41 AM '92

V. Allison
GARY R. OLSON

WARRANTY DEED

THE GRANTOR, HAZEL B. SHIPPY a single person, conveys and warrants to HAZEL B. SHIPPY, for life, and a remainder interest to RONALD FLOYD SHIPPY and VIRGINIA ALICE HOOD, as tenants in common, Parcels A and B, but excepting Parcel C, all such parcels are situated in Skamania County, Washington and described as follows:

Parcel A

Beginning at a point on the South line of Second Street Town of Stevenson which is South 600 feet and North 89° 14' West 656 feet from the intersection of the West line of the Henry Shepard Donation Land Claim with the North line of Section 1 Township 2 North Range 7 East of the Willamette Meridian, thence South 100 feet, North 89° 14' West 100 feet, thence North 100 feet, thence South 89° 14' East 100 feet to place of beginning.

Also the right to use for road way purposes a strip of land 14 feet in width along the easterly side of the above described tract of land, subject however to the right of the Grantor, his successors and assigns to use said strip of land for road way purposes.

and;

015400

REAL ESTATE EXCISE TAX

NOV 20 1992

Exempt

Ed dignity

Glenda J. Kinnear, Skamania County Recorder
By: *W.C. Carroll* 2-9-1-1-2000

8/15
Searched
Indexed
Indirect
Filed *12/15/92*
Mailed

Parcel B

For point of beginning commence at a point in the South line of Second Street in the town of Stevenson which is South 600 feet and North $89^{\circ} 14'$ West 560 feet from the intersection of the West line of the Henry Shephard D.L.C. with the North line of Section 1, Twp. 2 N. R. 7 E. of the Willamette Meridian, thence South 259 feet to the initial point of the tract hereby described, thence from said initial point West 82 feet, thence North 50° West to a point due West of a point on Second Street which is North $89^{\circ} 14'$ West 642 feet from the intersection of said Second Street with West Line of said Shepard D. L. C. thence East to the point last above described thence South 150 feet, thence East 82 feet more or less to a point due North of the place of beginning, thence South 109 feet to the initial point or place of beginning of the tract herein described.

EXCEPTING THEREFROM that part heretofore conveyed to the grantees by the grantor by deed recorded at page 270, Volume 28, record of Deeds, Skamania County, Washington.

ALSO SUBJECT to flowage easement conveyed to United States of America.

It is the intent of the grantor hereby to vest in the grantees title to all that property acquired by the grantor through decree of distribution in the matter of the estate of A. A. Harshman, deceased.

BUT EXCEPT PARCEL C

Beginning at a point on the South line of Second St., Town of Stevenson which is South 600 ft. and North $89^{\circ} 14'$ West 842 ft. from the intersection of West line of Henry Shepard Donation land claim with the north line of Section 1 Township 2 North Range 7 East of Willamette Meridian, a point of Beginning, thence North $89^{\circ} 14'$ West 133', thence South 50° East, 208' more or less, to a point due South of point of Beginning, thence north 160' more or less to the point of Beginning.

The liability and obligations of Grantor to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

DATED this 19 day of November, 1992.

Hazel B Shippy
HAZEL B. SHIPPY, GRANTOR

Delivery Accepted:

On _____, 1992

RONALD FLOYD SHIPPY

On _____, 1992

VIRGINIA ALICE HOOD

STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that HAZEL B. SHIPPY is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 11.19.92

Elizabeth A Perry
Notary Public in and for the State
of Washington, residing in
Newport, WA
My appointment expires: 11.25.98

