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115440

WARRANTY DEED—STATUTORY FORM

Russell E. Powers and Harriet L. Powers, husband and wife
conveys and warrants to THE POWERS LIVING TRUST

Grainger.

Grant(s) the following described real property free of encumbrances except as specifically set forth herein situated in **Skamania** County, Washington

SEE ATTACHED DESCRIPTION

BY Harriet Powers

FEb 2 JLG. 11 '33

P. Towny

The said property is free from encumbrances except

SEE SUBJECT TO ON ATTACHED DESCRIPTION

The true consideration for this conveyance is \$ 1.00

Dated this 1 day of 13, 1992

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEES TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

~~STATE OF WASHINGTON~~ County of Skamania

This instrument was acknowledged before me on
the 1st day of April, 1845.

~~W. H. & H. F. Powers~~, Worcester, Mass.

Patry S. M. Braga

(Seal) Notary Public
11/193

My commission

WARRANTY DEED

STATE OF WASH.

WARRANTY DEED	
GRANTOR	GRANTEE
GRANTEE'S ADDRESS ZIP	
After recording return to:	
15510 SPACE RESERVED	
FOR REAL ESTATE EXCISE TAX	
NAME ADDRESS ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
PAID <u>EXCERPT</u> <u>At Skavalia</u>	
FEB 2 1993	
SKAVANIA COUNTY TREASURER	

STATE OF WASHINGTON

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County of

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

*Witness my hand and seal of
County affixed.*

NAME _____ TITLE _____
By _____ Deputy _____

CHUR NO. SK-1555
DESCRIPTION

98197

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A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 5 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 19 OF MEAGHERS ADDITION TO STEVENSON ACCORDING TO THE RE-PLAT THEREOF ON FILE AND OF RECORD AT PAGE 120 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE ALONG THE WEST LINE OF THE SAID LOT 19 NORTH $00^{\circ} 19'$ EAST 70 FEET; THENCE NORTH $89^{\circ} 41'$ WEST 120.3 FEET; THENCE SOUTH $24^{\circ} 55'$ EAST 100.6 FEET TO THE NORTHEAST CORNER OF LOT 10 OF MEAGHERS ADDITION TO STEVENSON AFORESAID; THENCE SOUTH $39^{\circ} 41'$ EAST 78.6 FEET; THENCE NORTH $00^{\circ} 19'$ EAST 21.09 FEET TO THE POINT OF BEGINNING.

AND LOT 10 OF MEAGHER'S ADDITION TO STEVENSON, ACCORDING TO THE RE-PLAT THEREOF ON FILE AND OF RECORD AT PAGE 120 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; AND ALSO

TOGETHERWITH ALL RIGHTS TO THE VACATED PORTION OF VIEW POINT ROAD BELONGING TO LOT 14 AND SHARED WITH LOT 10 OF MEAGHERS ADDITION TO THE TOWN OF STEVENSON, AS RECORDED AT PAGE 120 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

AND TOGETHER WITH ALL OF THE GRANTOR'S RIGHT OF EGRESS AND INGRESS ALONG AND OVER THAT PORTION OF THE VACATED PORTION OF VIEW POINT ROAD ALONG SAID LOT 14 SHARED WITH LOT 9 OF MEAGHERS ADDITION TO THE TOWN OF STEVENSON, WASHINGTON, AS RECORDED AT PAGE 120 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Subject to: Deed of Trust recorded September 12, 1983 under Auditors File No. 89407, in Book 56 of Mortgages, pages 707 and 708, Skamania County records.

Easement recorded June 27, 1975 under Auditors File No. 79815. Reservations and easement to the City of Stevenson under City Ordinance No. 721.

Reservations for ingress and egress as shown on plat and as contained in deed recorded July 13, 1978 in Book 75, Page 11, Skamania County Records.