

115440

WARRANTY DEED—STATUTORY FORM

BOOK 133 PAGE 212

Russell E. Powers and Harriet L. Powers, husband and wife

Grantor.

conveys and warrants to THE POWERS LIVING TRUST

Grantor, 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 1993

P. Lowry

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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 13 day of 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 FEE 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

January 13th 1992

by Russell E. Powers & Harriet L. Powers, Husband and wife

Terry L. McKenzie

Notary Public

My commission expires 1/1/93

WARRANTY DEED

GRANTOR
GRANTEE

After recording return to:

15510

SPACE RESERVED

FOR REAL ESTATE EXCISE TAX

NAME ADDRESS ZIP

FEB 2 1993

Until a change is requested, all tax statements shall be sent to the following address:

PAID
OF
SKAMANIA COUNTY TREASURER

NAME ADDRESS ZIP

STATE OF WASHINGTON

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.

By Deputy

Glenda J. Kimmel, Skamania County Assessor
BY 2/2/93 PERCENT 43 0503 00

CHIEF NO. SK-1355
DESCRIPTION

98197

~~BOOK 133~~ PAGE 213

BOOK 133 PAGE 213

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 3 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° 19' EAST 70 FEET; THENCE NORTH 89° 41' WEST 120.3 FEET; THENCE SOUTH 24° 55' EAST 100.6 FEET TO THE NORTHWEST CORNER OF LOT 10 OF MEAGHERS ADDITION TO STEVENSON AFORESAID; THENCE SOUTH 39° 41' EAST 78.6 FEET; THENCE NORTH 00° 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

TOGETHER WITH 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 GRANOR'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.