

WARRANTY DEED

696819

The grantor, WEST COAST SERVICE CO., a Washington corporation, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to UNION OIL COMPANY of CALIFORNIA, the following described real estate situated in the County of Clark, State of Washington, to wit:

Beginning at the intersection of the East line of Washington State Highway right of way with the South line of Section 4, Township 4 North, Range 1 East of the Willamette Meridian, in Clark County, Washington, said point being South 88° 30' 56" East 505.07 feet from the Southwest corner of said Section 4, thence continuing along said South line South 88° 30' 56" East 150.00 feet, thence North 1° 29' 04" East 150.00 feet, thence North 88° 30' 56" West 176.65 feet to the said East right of way line, thence along said line South 8° 35' 10" East 152.35 feet to the point of beginning, and subject to the following mutual easement:

ALSO:

An easement, shared with others, over a parcel 30.0 feet in width, the Westerly line of which is the Easterly line of Washington State Highway right of way and is described as follows:

Beginning at a point which is South 88° 30' 56" East 505.07 feet and North 8° 35' 10" West 50.00 feet from the Southeast corner of Section 4, Township 4 North, Range 1 East of the Willamette Meridian, in Clark County, Washington, thence North 8° 35' 10" West 277.89 feet, thence North 28° 44' 17" West 210 feet, more or less, to a point which is South 28° 44' 17" East 50.00 feet from the Northwest corner of that tract conveyed to West Coast Service Company and recorded under auditor's file No. G 495760.

SUBJECT TO Easement for ingress and egress over and across the present driveway as same is now presently laid out being approximately 25 feet in width, and approximately 30 feet South of the most Northerly North line of the premises described in that certain contract recorded under auditor's file No. G 498760, which right of ingress and egress includes the right to retain and maintain Public Utility District poles as the same are presently located as reserved in said contract.

The location of said easement may be changed by the purchaser under the contract noted above, provided an easement in equal width and an adequate location giving adequate ingress and egress is provided by said purchasers, by the terms of letter incorporated with said contract above referenced.

SUBJECT TO Easement for a perpetual right of way in and over said premises, for the purpose of erecting or installing, maintaining and operating thereon or thereover pole lines and conductors for transmission of electric energy, including communication facilities; together with the right to cut, remove and destroy such trees and brush as may be necessary in constructing, maintaining and protecting such lines from damage, as granted by John Sederburg to Public Utility District No. 1 of Clark County, a municipal corporation of the State of Washington, its successors and assigns including joint users, by instrument dated August 16, 1967, recorded August 17, 1967, under auditor's file No. G 495903. (Affects said premises and other lands.)



Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$550.00 has been paid
Rcpt. #68758 Date 5-6-68
Sec. 61, Rev. Laws 1951
Doris H. Carlton
Clark County Treasurer
By P. H. Hegler
Deputy

66917-Executed

696821

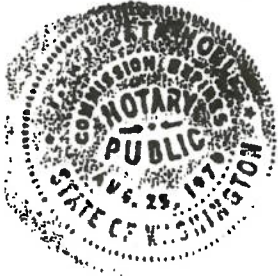
STATE OF WASHINGTON)

: ss.

County of Clark)

On this 6th day of May, 1968, before me personally appeared James E. Boatwright to me known to be the Vice President of the corporation that executed the within and foregoing instrument, and acknowledged 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 he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal the day and year first above written.



J. Roberts Noble
Notary Public in and for the State of
Washington, residing at Vancouver.

FILED FOR RECORD
CLARK CO. WASH.
REICHER-DANIELS TITLE COMPANY
MAY 7 8 46 AM '68 400
AUDITOR DON BONKER