

Indexed, Recorded, Compared Page
State of Washington, County of Stevens, ss.
Filed JUN 18 1979 at 3:12 P.M.

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36924

at request of Stevens County Title Company

VIRGINIA M. JENSEN
County Auditor

Sally B. Hellam
Deputy

ATTN: Columbia Federal Savings & Loan Assoc.
P.O. Box 69
\$4.00 Colville, Wa. 99114

STATUTORY WARRANTY DEED

THE GRANTORS, JERRY L. MACE and MARY L. MACE, husband and wife, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, conveys and warrants to PAUL A. BARTON and CATHY L. BARTON, husband and wife, the following described real estate, situated in the County of Stevens, State of Washington:

That portion of Government Lot 4 described as follows: From intersection of South line of Government Lot 4, Section 21, Township 38 North, Range 37 East and East of right of way of County Road No. 650. Thence North 9°24'28" East 331.81 feet and point of beginning. Thence North 89°39'31" East 370.72 feet; thence North 4°34'45" East 238.90 feet to thread of an un-named creek. Thence along meander course at thread of stream North 84°23'19" West 111.22 feet; thence North 73°34'17" West 53.74 feet; thence North 7°20'34" West 25.12 feet; thence North 84°40'08" West 174.14 feet to intersection of East County Road right of way; thence South 9°24'28" West 311.70 feet along said East right of way to point of beginning. (Lot A of SP 51-79).

TOGETHER WITH a ten (10) foot water pipeline easement from the existing well located approximately 100 feet Northeast of the Northwest corner of Lot C of Short Plat SP 51-79, Southwesterly into property herein conveyed, over and along the water pipeline as it now exists to the real property herein conveyed together with the right to install, maintain and remove a water pipeline therein and with the further right of ingress and egress to, from and along the same at all times and for all purposes associated with the use of said easement, pipeline and well; AND PROVIDED FURTHER in the installation, maintenance and/or removal of any such pipeline the Grantees shall avoid so far as reasonably possible damage to the property of the Grantor, and all ditches and other excavations shall be refilled and the area restored to its previous condition as soon as reasonably possible; AND PROVIDED FURTHER the Grantors herein hereby quit claim all water rights in and to said well and waters therein to Grantees herein.

RESERVING UNTO GRANTORS herein and their heirs, successors and assigns a perpetual non-exclusive twenty (20) foot road and utility easement over and along the furthestmost Southeast corner of property herein conveyed.

WARRANTY DEED - 1

SUBJECT TO: Easement for an electrical distribution line over Government Lot 4, South of the Creek; and less USA in said Section 21, as granted to the Washington Water Power Company, a corporation, by instrument recorded March 1, 1974, under auditor's file No. 426510, together with the right to remove brush and trees that may interfere with the constructions, maintenance and operation of the same.

SUBJECT TO: Reservation by Stevens County of rights fo way for any and all public and county roads now presently in existence or which may be built by Stevens County, as contained in County Treasurer's Deed, recorded in Volume 80 of Deeds, page 536, and in deed recorded under auditor's file No. 336567.

SUBJECT TO: Easements, restrictions and reservations of record, or in use, including but not limited to those set forth in Preliminary Commitment for Title Insurance Report No. CE-36924.

DATED this 12th day of June, 1979.

Jerry L. Mace (Seal)
Mary L. Mace (Seal)

STATE OF WASHINGTON)
) ss.
 County of Stevens)

On this day personally appeared before me JERRY L. MACE and MARY L. MACE, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of June, 1979.



John D. MacDougall
 Notary Public in and for the
 State of Washington, residing
 at Colville.

290.00

88206

WARRANTY DEED - 2

(1A)