

46562

The grantors, W. B. LUDWIG AND JUANITA L. LUDWIG, husband and wife now and at the time of acquiring title, of Cowlitz County, State of Washington, for and in the consideration of Ten and No/100 (\$10.00) Dollars and other valuable considerations, in hand paid, bargain, sell and convey to MERLE TALENT and GLORIA TALENT, husband and wife, an undivided one-half interest, being all of the interest of the grantors, in the following described real property in Skamania County, Washington:

That portion of the Felix G. Iman Donation Land Claim in Sections 2 and 11, Township 2 North, Range 7 E.W.M. lying northerly of the S. P. & S. railway right of way;

The west half of the northwest quarter ($W\frac{1}{2}NW\frac{1}{4}$), the northwest quarter of the southwest quarter ($NW\frac{1}{4}SW\frac{1}{4}$), and government lots 2, 3, and 4 in Section 2, Township 2 North, Range 7 E.W.M.;

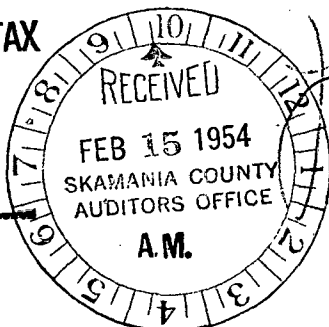
The southwest quarter of the northeast quarter ($SW\frac{1}{4}NE\frac{1}{4}$), the south half of the northwest quarter ($S\frac{1}{2}NW\frac{1}{4}$), the northwest quarter of the southeast quarter ($NW\frac{1}{4}SE\frac{1}{4}$), the southwest quarter ($SW\frac{1}{4}$), and government lots 1, 2, 3 and 5 in Section 3, Township 2 North, Range 7 E.W.M.

EXCEPTING certain tracts conveyed therefrom, AND SUBJECT TO certain easements and encumbrances more particularly described in deed from Lloyd E. Schimmelpfennig and Martha Schimmelpfennig, husband and wife, to W. B. Ludwig and Merle Talent dated December 7, 1953 and recorded at page of Book of Deeds, Records of Skamania County, Washington.

AND RESERVING THEREFROM to the grantors, their heirs and assigns, forty-nine percent (49%) of all minerals, mineral oils and gas in place, discovered or which may hereafter be discovered upon said premises or within the same together with the right of ingress and egress for the purpose of prospecting for said minerals, mineral oils and gas and developing and operating mines for the removal thereof; and the right to sink shafts and develop any mine or prosecute any mining operations which may be necessary for the discovery or removal of the said mineral from the surface or from beneath the surface of said property.

Dated at Longview, Washington, this 20 day of January 1954.

NO. 1068
SKAMANIA COUNTY
TRANSACTION EXCISE TAX
PAID FEB 15 1954
AMOUNT \$60.00
COUNTY TREASURER
BY Mace J. Guter



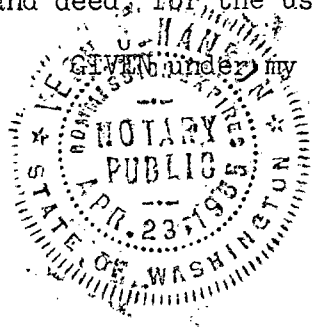
W B Ludwig (SEAL)

Juanita Ludwig (SEAL)

STATE OF WASHINGTON
County of *Cowlitz* ss.

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this *20th* day of *January 1954*, personally appeared before me W. B. Ludwig and Juanita L. Ludwig, husband and wife now and at the time of acquiring title, to me known to be the individuals in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Arnold Hansen
Notary Public in and for the State of Washington, residing at *Longview*.

