

H. J. Lawton et al. with W. A. Howe.

This Agreement made and entered into this 27th day of July 1899 by and between H. J. Lawton, D. J. Lawton, Willis W. Lawton, Herbert C. Lawton and Herman A. Hill, parties of the first part, and W. A. Howe of Carlton, Oregon, party of the second part.

Witnesseth:

That Whereas said parties of the first part for and in consideration of Three Thousand Three Hundred dollars (\$3,300.00) to them in hand paid by the party of the second part, and for the further consideration of One Thousand one hundred dollars (\$1,100.00) to be paid when title to the mining claims hereinafter mentioned is perfected, as hereinafter stated, and the covenants and agreements hereinafter mentioned, have this day sold and conveyed to the party of the second part all of the following described mining claims, mill sites and water rights situated in Township Three (3) North of Range Five (5) East of the Willamette Meridian in the Bald Mountain Mining District, in the County of Okanogan State of Washington to wit:

The "Spruce", the "Dry Lane", the "Granite", the "Chimney Rock" and the "Heigh" claims situated on what is known as the "Okanagan" Lode; the "Omnia Bona Bonis" and the "Little Well" claims, and the claims, not named, which lies easterly of and adjoining the "Omnia Bona Bonis", which said claim was located by H. C. Lawton in July, 1897, and recorded July 20th, 1897, at page 309 of Book "C" of Miscellaneous Records of said Okanogan County, all of said last mentioned claims being on what is known as the "Ho's Hoo" Lode; the "Spruce", the "Shell Rock", the "Dry Top" and the "Bald Mountain" claims situated on what is known as the "Yellow Jacket" Lode.

Also the "Jeffries" claim lying north of and adjoining the said "Shell Rock" claim, the said "Jeffries" claim having been located June 20th, 1899 by D. J. Lawton.

Also the "Bon" Claim, adjoining the said "Granite" claim on the North, the said "Bon" claim having been located June 26th, 1899 by H. W. Lawton and recorded July 3rd, 1899 in Book "D", at page 173 of Miscellaneous Records of said Okanogan County.

Also all the right, title, interest and estate which the said parties of the first part or either or any of them have in or to any other mining claim or claims situated on said above named lodes or either of them and on the grounds intervening,

between said lodes, or immediately adjoining said lodes.

Also all water rights and mill sites owned or located by said parties of the first part or either or any of them in said Bald Mountain Mining District.

And Whereas, said parties of the first part have agreed to give to said party of the second part good and perfect possessory right and title to said mining claims and each of them and have further agreed to convey to said party of the second part for the consideration of one dollar any and all other mining claims heretofore or hereafter located on said above named lodes or on the grounds intervening between said lodes or adjoining said lodes.

And Whereas the above described mining claims located and known as the "Omnia Bona Bonis" and the "Little Nell" on the "Hoo Hoo" lode were discovered and located by H. J. Lawton, but in the notice of location of the said "Omnia Bona Bonis" claim posted and recorded the said H. J. Lawton added the names of his minor children, Carl Marquis Lawton and E. E. H. Lawton, as joint locators with himself and Herbert C. Lawton, and in the notice of location posted and recorded of the said "Little Nell" claim the said H. J. Lawton added the name of the said Carl Marquis Lawton as joint locator with himself and the said Herbert C. Lawton.

And Whereas it thus appears from the records of said Hamamania County that said minors, Carl Marquis Lawton and E. E. H. Lawton, are the owners of an undivided one-half of the said "Omnia Bona Bonis" claim, and that the said Carl Marquis Lawton is the owner of an undivided one-third of the said "Little Nell" claim.

And Whereas by reason of the aforesaid apparent ownership of parts of said two claims last above mentioned by said minors, the parties of the first part cannot now give a good and perfect possessory right and title to said parts of said two claims.

Now Therefore, in consideration of the premises and of the sum of one dollar, to them in hand paid by the said party of the second part (the receipt whereof is hereby acknowledged), the said parties of the first part, for themselves and their heirs and assigns, do hereby covenant and agree to and with the said party of the second part, his heirs and assigns, that they will without delay and at their own costs and expense acquire the title or apparent title of said minors above named in and to said claims above

mentioned, by having a guardian ad litem for the estate of said minors appointed and an order for the sale, and the sale of the interest of said minors in and to said claims, and that at such sale they will, or some person or persons in their behalf, become the purchaser or purchasers of the same, and that upon the confirmation of such sale and the execution and delivery of a guardian's deed for the same, that they will convey or cause to be conveyed to the said party of the second part all the right, title, interest and estate of said minors acquired by the purchaser or purchasers by such guardian's deed. And the said parties of the first part further covenant and agree that when said minors shall attain the age of majority under the laws of the State of Washington, that they, the said minors, and each of them will execute and deliver to the said party of the second part, or his heirs or assigns, such deed or deeds as may be necessary or may be desired by said party of the second part to perfect the title to said mining claim in said party of the second part or his heirs or assigns.

And for the consideration aforesaid, said parties of the first part further covenant and agree that they will for the further consideration of One Dollar to them paid (the receipt whereof is hereby acknowledged) quit-claim and convey to said party of the second part any and all mining claims heretofore or hereafter located, purchased or owned by them or either of any of them in or on any of the above described lodes or on any ground intervening between or adjoining said lodes and all mill sites and water rights heretofore or hereafter located or claimed by them in said Mining District.

And the said parties of the first part for the consideration aforesaid further covenant and agree that they will execute and deliver to the said party of the second part and his heirs and assigns such further deed and deeds as he or they, or his or their counsel in the law may at any time request or desire for the purpose of acquiring or perfecting title to any of the above described mining claims, mill sites and water rights, and any claims located on either or any of said lodes or on the ground intervening between or adjoining said lodes as aforesaid.

And the said party of the second part covenants and agrees that when, and as soon as, the said parties of the first part acquire and convey to him or to his assigns a perfect possessory right

and title to the said "Omnia bona Donis" and "Little Nell" claims, in the manner aforesaid, that he or they will pay to said parties of the first part or their assigns the said sum of eleven hundred dollars (\$1100.00).

In Witness Whereof the said parties hereto have hereunto set their hands and seals this the day and year first in this Agreement written.

Executed in the presence of }
us as witnesses thereto }
J. Byron Hill for D. J. Lawton.
D. J. Lawton for H. J. Lawton.
for Hermann A. Hill.

Lorenz Hill
for Willis W. Lawton

John Herzog

Hugh M. MacMaster for all parties of first part

H. J. Lawton (seal)

D. J. Lawton (seal)

Willis W. Lawton (seal)

Hermann A. Hill (seal)

Herbert C. Lawton (seal)

C. Parties of the First Part.

W. A. Howe (seal)

Party of the Second Part

Sub.
5 J. L.
7/3/99
Notary Public

State of Washington. }
County of Skamania } ss.

This certifies that on this 27th day of July A. D. 1899, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named H. J. Lawton, D. J. Lawton, Willis W. Lawton, Herbert C. Lawton and Hermann A. Hill who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

In Testimony Whereof I have hereunto set my hand and official seal the day and year last above written.

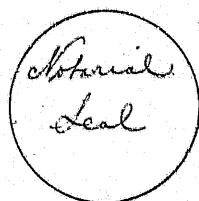
Notarial
Seal

Hugh M. MacMaster
Notary Public for Washington
Residence Camas Wash.

State of Oregon }
County of Multnomah } ss.

This certifies that on this Twenty First day of July A. D. 1899 before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. A. Howe who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

In Testimony Whereof I have hereunto set my hand
and affixed my Notarial Seal this the day and year last
above written.



N. A. Perry
Notary Public in and for the
State of Oregon, residing at
Portland, Oregon.

Filed for record by J. Bourne Jr. 8th January 1900 at 9 a.m.

J. W. Hale
C. Auditor

✓

Unofficial Copy