

R. N. Shepard and James Shepard to Geo Stover

This agreement made this 5<sup>th</sup> day of November A.D. 1896  
by and between R. N. Shepard and James Shepard parties  
of the first part and Geo Stover party of the second  
part; It witnesseth, That the said parties of the first part  
in consideration of the rents and covenants hereinafter  
mentionned, and to be paid and performed by the said  
party of the second part, has Devised Leased and Let unto the  
said party of the second part, the full amount described  
promises, situated in the County of Snohomish and State  
of Washington viz:

The Land owned by them and being  
a part of the Shepard Desatation Land claim in Township  
2 North Range 7 East being 104 acres together with all growing  
improvements now on said Ranch also an open - house.

To have and to hold the above rented promises unto  
the said party of the second part his heirs and assigns  
for and during the full term of five years from and  
after the 5<sup>th</sup> day of November A.D. 1896.

And the said party of the second part agrees to and  
with the said parties of the first part, to pay as rent for the  
above mentioned promises the sum of Sixty Dollars  
per year in advance for and during the full term of  
this lease.

And it is further agreed by and between the parties  
as follows: That should the said party of the second  
part fail to make the above mentioned payments as  
herein specified, or to pay any of the rent after and  
when due, or fail to fulfill any of the covenants herein  
contained, then and in that case, it shall be lawful  
for the said parties of the first to re-enter and take pos-  
session of the above rented promises, and hold and enjoy  
the same, such re-entering working a forfeiture of the  
rents to be paid and the covenants to be performed by  
the said party of the second part for the full term of  
this lease.

And the said party of the second part also covenants  
and agrees to and with the said parties of the first part, not  
to assign this lease or sub-let the above rented promises or

This lease is cancelled by me, his H. C. Stover, the 6<sup>th</sup> March 1899.  
George Shepard

any part thereof, without first obtaining the written consent of the said parties of the first part, and that he will at the expiration of the time or times recited quietly yield and possess the aforesaid premises to the said parties of the first part their heirs or assigns in as good condition and repair as when he took them, reasonable wear and tear and damage by the elements alone excepted.

And the said parties of the first part do covenant that the said party of the second part on paying the rent and performing the covenants aforesaid, shall and may peaceably and quietly, have, hold and enjoy the said demised premises for the term aforesaid.

Excepting the party of the second part agrees to quiet title possession at any time that the parties of the first part sell said land.

In testimony whereof, Both parties have hereunto set their hands the day and year first above written signed sealed and delivered  
in presence of

C. S. Green  
F. B. Smart

R. N. Shepard  
James Shepard  
Geo W. Stasor

State of Washington }  
County of Skamania }

I C. S. Green County Auditor in and for Skamania County Wash do hereby certify that on this 5<sup>th</sup> day of November A.D. 1896 personally appeared R. N. Shepard and James Shepard and Geo W. Stasor to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes herein mentioned. Witness my hand and official seal the day and year in this certificate first above written

and above  
Seal

C. S. Green

County Auditor Washington

Filed for record Nov 9th 1896 at 2 O'clock P.M.  
City of Olympia Auditor