

R. N. Shepard and James Shepard to Geo Stearn

This agreement made this 5th day of November A.D. 1896 by and between R. N. Shepard and James Shepard parties of the first part and Geo Stearn party of the second part; It is witnessed, That the said parties of the first part in consideration of the rents and covenants hereinafter mentioned, and to be paid and performed by the said party of the second part, has Devised Leased and Let and by these presents do Devise, Lease and Let unto the said party of the second part, the following described premises, situated in the County of Skamania and State of Washington viz:

The Land owned by them and being a part of the Shepard Donation Land Claim in Township 2 North Range 7 East being 104 acres together with all farming utensils now on said ranch also some cattle & horses.

To have and to hold the above rented premises 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 5th 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 premises the sum of Fifty 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 aforesaid 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 possession of the above rented premises, 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 premises or

This lease is cancelled by me, Geo W Stearn, this 6th March 1899.
George Stearn

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 herein recited quietly yield and surrender 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 execute yield 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
T. B. Linn

R. W. Shepard
James Shepard
Geo W. Skar

State of Washington }
County of Skamania }

I C. S. Green County Auditor in and for Skamania County Wash do hereby certify that on this 5th day of November A.D. 1896 personally appeared R. W. Shepard and James Shepard and Geo Skar 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 therein mentioned. Witness my hand and official seal the day and year in this certificate first above written

C. S. Green
County Auditor Washington

Filed for record Nov 9th 1896 at 2 O'clock P.M.
C. S. Green Auditor

And there
Seal