

W. J. Andrews & wife

Y. Y. Nicholas &c., &c.

Know All Men By These Presents, That W. J. Andrews and Mary Andrews his wife, of the County of Skamania and State of Washington, parties of the first part, in consideration of One dollar and other valuable considerations hereinafter mentioned and provided, paid by Y. Y. Nicholas, Albert Bettinger, M. H. Morley, J. P. McInerney, & Co., of the County of Wasco and State of Oregon, and C. W. Bergman, of the County of Skamania and State of Washington, parties of the second part, have bargained and sold, and by these presents do grant, bargain sell and convey, unto said parties of the second part, their heirs and assigns, all the Coal, Iron Ore, Fire clay, and all minerals of every kind and nature, Coal Oil and Natural Gas, found upon and under the following bounded and described real property, situate in the County of Skamania and State of Washington, more particularly described as follows, to-wit:

East half of the southeast quarter of section 20, Township No 3 North Range 8 East.

The parties of the first part do also grant and convey unto said parties of the second part, the exclusive right and privilege to enter upon said lands to bore, mine and prospect, sink shafts, run tunnels and build roads, sheds and warehouses for the successful working of the mines and the marketing of said products to the sheds and warehouses on said premises, or which shall be built thereon, and it is also agreed by the said parties of the second part, that they will not damage any of the buildings and orchards or agricultural land belonging to the owner of said premises.

The said parties of the second part hereby agree to pay the said parties of the first part, their heirs and assigns, for all the Coal, Iron Ore, Fire clay, taken from, in and under the above described land ten cents per ton when mined and sold, and for all other minerals, Coal Oil and natural Gas, taken from, in and under the the Land heretofore described, five per cent of all the gross Proceeds when sold and the money received for the same.

And the said parties of the second part also agree to commence work with proper implements as soon as possible, in the neighbourhood of the land heretofore described in the County of Skamania and State of Washington, and to prospect all the lands within that and adjoining sections of the county thoroughly; and they further agree, in consideration of the covenants hereinbefore mentioned, if said parties of the second part should find Coal, Iron Ore, Fire clay, Minerals of any kind and nature, Coal Oil, Gas, or either of them, in paying quantities, according to the opinion of said parties of the second part, that they, said parties of the second part, will immediately work and open the mine or mines, and will operate and run the gangway and tunnels, if possible, on and toward the land herein described.

To have and to hold the above described Coal, Iron Ore, Fire clay, Minerals of any kind and nature, Coal Oil, Gas, or either of them, unto the said parties of the second part, their heirs and assigns forever.

If the parties of the second part fail to find coal and not open the mine within three years from date, this agreement shall be null and void.

In Witness Whereof — has signed, sealed and executed the above, this 15th day of December, 1899.

Signed, sealed and delivered in
the presence of us as witnesses:

Ole Thompson

John A. Fisher

C. H. Horvath

W. V. Andrews

Mary Andrews

Y. Y. Nicholas

A. Bettingen

C. W. Bergman

J. P. McInerney

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of Washington }
County of Skamania }

I, John A. Fisher, a Justice of the Peace, in and for said County and State, do hereby certify that W. V. Andrews and Mary Andrews his wife personally to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they signed, sealed and delivered the said instrument in writing as their free and voluntary act, for the uses and purposes herein set forth, and the said W. V. Andrews and Mary Andrews his wife having been by me examined separate and apart from her said husband, and the contents and meaning of the said instrument of writing having been by me fully made known and explained to her, acknowledged to me personally that she executed the same voluntarily of her own free will and without fear of coercion from her husband.

In Testimony Whereof I have hereunto set my hand this 15th day of December, A. D. 1899.

John A. Fisher.
Justice of the Peace.

Filed for record by J. P. McInerney, 14th July 1900 at 11.30 A.M.

J. W. Hale

C. Auditor.