

DEED RECORD 28

SKAMANIA COUNTY, WASHINGTON

11

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said court this 29th day of Feb., 1940.

(Seal of Court affixed)

Elizabeth I. Franz
Clerk of Superior Court.

Filed for record February 29, 1940 at 3-15 p.m. by Raymond C. Sly

Mabel J. Jasse
Skamania County Auditor.

#28518

Mary E. Canoose et al to Fred Gilson

Warranty Deed.

The Grantors, Mary E. Canoose, widow of Ed Canoose, deceased, and Conner E. Canoose, his only child for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, CONVEY and WARRANT to Fred Gilson the following described real estate:

Commencing at a point 25.65 rods west of the Southeast corner of Lot 1, Sec. 36, Tp. 3 N., R. 7 E. W. Meridian and 62.36 rods north being the initial point of tract hereby conveyed. This initial point is also the Northwest corner of the Cosner 10-acre tract. Thence west 25.65 rods to Hans Lillegard land; thence south 31.18 rods along said Lillegard east line; thence east 25.65 rods to said Cosner land; thence north 31.18 rods to the place of beginning, containing 5 acres, more or less, excepting a right of way for a county road along the entire west line. Situated in County of Skamania State of Washington.

Ed Canoose, former owner of this property died on Aug. 17, 1932, no administrator or other court officer was appointed. His only heirs were and are his widow, Mary E. Canoose and Conner E. Canoose, his only child, who is over the age of majority. Mrs. Mary Canoose after her husband's death sold the north half of the ten-acre tract near Stevenson to Fred Gilson, and the south half of tract to E. C. Hamilton. She agreed with both of these buyers that when property was paid for she would give a warranty deed to each purchaser, signed also by her son Conner E. Canoose. Said Mary E. Canoose and Conner E. Canoose would make affidavit: That they are the only heirs of said Ed Canoose, that they have placed no liens on said property, that there are no judgments against them, that funeral expenses of said Ed Canoose are paid: That they are lawfully seized in fee simple, of the above granted premises, and every part and parcel thereof (except a right of way for a County road near the west boundary thereof); that they will, and their heirs, administrators, and executors shall WARRANT and DEFEND the above described premises against all lawful claims up to the time that she sold premises by contract.

Dated this 18th day of January, 1940.

Witnesses
Roy Bicknell
Lee M. Harris

Mary E. Canoose (seal)
Conner E. Canoose (seal)

50¢ each U.S.I.R. and state stamps affixed and each cancelled: Government stamp: "M.E.C. 1-18-40 M.E.C." and state: "Cancelled 1-18-40 F.G."

STATE OF WASHINGTON)
(ss
COUNTY OF SKAMANIA)

Personal certificate of acknowledgment.

This is to certify that on this day personally appeared before me Mary E. Canoose and Conner _ Canoose, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18th day of January, 1940.

(Notarial seal affixed)

Jessie M. Gordon
Notary Public in and for the State of Washington, residing at Vancouver.

Filed for record Febry. 29, 1940 at 3-35 p.m. by Dolly Schutrum.

Mabel J. Jasse Co. Auditor