

DEED RECORD 28

SKAMANIA COUNTY, WASHINGTON

303

forever released and discharged therefrom, has granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, CONVEY, ALIEN and CONFIRM unto the said party of the second part, and to her heirs, assigns or successors, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Skamania, State of Washington, to-wit:

Beginning at the quarter corner on the West line of Section 19, Township 3 North, Range 10 East of the W. M., thence 1814 feet in a northerly direction along said West line to a point from which a fir tree forty inches in diameter bears North 75° West and 6.6 feet distant, marked "H.S." and a maple eight inches in diameter bears South 30° East 23.7 feet distant and marked "H.S.", thence 1007 feet in an Easterly direction along the South line of the J. A. Holmes tract to a point from which a fir stump 48 inches in diameter bears North 5° West and 19 feet distant and marked "H.S." and a fir snag 30 inches in diameter bears South 10° West 33.6 feet distant, marked "H.S.", thence 1839 feet in a Southerly direction following the general line of the bottom of the ravine, to a point on the South line of the Northwest quarter of the above named section, from which a fir snag twelve inches in diameter bears North 10° East fifteen feet distant, marked "H.S." and a fir snag 24 inches in diameter bears West 20.2 feet distant, marked "H.S.", thence in a Westerly direction along the South line of said Northwest quarter to the quarter corner on the West line of said Section 19 noted as the point of beginning, containing 32.01 acres more or less.

Together with all rights to use water found in the ravine above mentioned in common with others, and the right-of-way for a road not to exceed ten feet in width Easterly across the land now owned by Whiteside and Hamlin as near the South boundary line of said Northwest quarter of Section 19 as will give a reasonably easy grade, as were or may have been acquired by the Grantor by a certain Sheriff's Deed dated the 9th day of April, 1924, and recorded on January 21, 1925, in Book U, page 137.

Together with all and singular the hereditaments, lands, tenements and appurtenances thereunto belonging or in any wise appertaining and the reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, of said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

To Have and To Hold, the said premises above bargained and described, with the appurtenances unto the said party of the second part, her heirs, successors or assigns forever.

And the said party of the first part, for his heirs, executors, administrators, successors, or assigns, doth covenant, grant, bargain and agree to and with the party of the second part, her heirs, executors, administrators, successors or assigns, that at the time of the ensealing and delivery of these presents he is well seized of the premises above conveyed as ^{of} a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and has good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceful possession of the party of the second part, her heirs, successors and assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT and forever DEFEND.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in presence of:
John Wilson
Francis C. Wilson

H. Warren Shepard (L.S.)

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

On this 30th day of September, 1938, before me, the undersigned a Notary Public in and for said County and State, personally appeared H. Warren Shepard, to me personally known, and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me that he signed and executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.