

#35493

Isabella McPherson by adm. to Tony Chimento et ux

Administratrix' Deed.

This Indenture, made this 6th day of May, 1946, by and between Mary G. Ryan, as administratrix of the Estate of Isabella McPherson, deceased, party of the first part, and Tony Chimento and Mabel Chimento, husband and wife, parties of the second part;

Witnesseth: That, whereas, on the 12th day of November, 1940, Isabella McPherson, as lessor, entered into a lease agreement with the Parties of the second part, as lessees, for the hereinafter described real property for a period of five years; that the said lease was filed for record on the 12th day of November, 1940, with the county auditor of Skamania County, Washington, in Book "3" of agreements and leases, pages 414-5; that said lease contained a clause giving the parties of the second part the option to purchase said premises but did not set the purchase price; and

Whereas, the parties of the second part have elected to purchase said property and the purchase price of \$3,200.00 has been agreed upon between the parties of the first and second part; and

Whereas, the party of the first part as the duly appointed, qualified and acting administratrix of the estate of Isabella McPherson, deceased, was <sup>by</sup> the Superior Court of the State of Washington for Skamania County, in probate, authorized and directed to sell the hereinafter described real property in accordance with decedent's contract with the parties of the second part herein; and

Whereas, the said Court did, on the 7th day of January, 1946, order and direct the administratrix to execute an administratrix' deed to the hereinafter described real property to the parties of the second part, in accordance with their option, under the provisions of Section 1558 of Rem. Rev. Stat., in consideration for the payment by said parties of the second part to the administratrix of the sum of \$3,200.00 as purchase price for said real property; and

Now Therefore, in consideration of the authority vested in me as such administratrix of the Estate of Isabella McPherson, deceased, and in consideration of the parties of the second part making payment to me of the sum of Three Thousand Two Hundred (\$3,200.00) Dollars, I do by these presents, grant, bargain, sell, convey and confirm unto the said Tony Chimento and Mabel Chimento, husband and wife, and to their heirs and assigns, all of the right, title and interest of the deceased, in and to the following described real property, situated in the County of Skamania, State of Washington, to-wit:

Beginning at the intersection of the New Cape Horn Landing Road with the North line of State Road No. 8, thence following said north line of state road No. 8, Westerly to the East line of the Old Cape Horn Landing Road, thence Northerly on said East line 200 feet; thence Easterly parallel to the North line of said State Road No. 8 to the West line of said New Cape Horn Road, thence Southerly on said West line 200 feet, more or less, to said North line of said State Road No. 8, being the point of beginning, in the Southeast quarter of the Northwest Quarter of Section 10, Township 1 North of Range 5, East of the Willamette Meridian.

To Have and To Hold the same unto the said Tony Chimento and Mabel Chimento, husband and wife, and to their heirs and assigns forever.

In Witness Whereof, the said party of the first part, as administratrix of the Estate of Isabella McPherson, deceased, being probate case No. 1806 in the Superior Court of the State of Washington in and for the County of Skamania, has hereunto set her hand, this the day and year first above written.

Mary G. Ryan  
Administratrix of the Estate of  
Isabella McPherson, deceased.

\$3.85 USIR and \$3.50 state stamps affixed and marked: "5/13/46 E. S."