

## DEED RECORD No. 32

SKAMANIA COUNTY, WASHINGTON

225

appurtenances, and hereditaments connected therewith or attached thereto, which property is known to the grantors and grantee herein as "Realty Credit Properties" or "Joint Owners Realty Credit Properties".

The grantors also hereby bargain, sell and convey unto the said grantee all their interest in all farm machinery and operating equipment (except as hereinafter provided for) situate on or customarily used in the operation of said property.

The title and other warranties under this deed and conveyance are limited to title, rights, acts, liens or encumbrances arising by, through or under the grantors or any of them, and it is also provided that whereas B. A. Perham, Jr., Virginia Perham, Frank E. Freshwater, Jr. and Eloise P. Freshwater did, on or about the 24th day of April, 1948, convey title to said property to J. M. Bloxom as trustee, that any title or rights arising by, through or under said last mentioned conveyance are also excepted from the warranties hereunder, which would or might otherwise be in effect, but it is the intention of the said last mentioned grantors to divest themselves of their interest in said trust to the limited extent as provided for in this instrument, and it is in this connection provided and agreed that the grantee hereunder is not to get possession of the hereby covered real or personal property until after the current crops now growing are harvested and the grantors preserve and keep all rights which they have as beneficiaries under the aforesaid trust, or otherwise, in said growing crop or orchard materials and supplies, (including boxes) of a nature customarily used up in the orchard and farming and packing operations and monies, accounts receivable and choses in action belonging to or connected with said herein mentioned farming, ranching or trust operation.

It is hereby provided that there is excepted from the warranties herein any easements or rights of way for roads, ditches, flumes, pipeline, ingress and egress and power lines of any nature, and a mortgage held for several years by the Federal Land Bank in about the remaining sum of \$4,087.58.

DATED this 9th day of September, 1948.

F. E. Freshwater  
B. A. Perham, Jr.  
B. A. Perham  
Eloise P. Freshwater  
Margaret E. Perham  
Virginia V. Perham

STATE OF WASHINGTON )  
County of Yakima ) ss.

THIS IS TO CERTIFY that on this 9th day of September, 1948, before me, the undersigned, a duly commissioned Notary Public in and for said county and state, personally appeared B. A. PERHAM SR. and MARGARET E. PERHAM, B. A. PERHAM JR. and VIRGINIA V. PERHAM, FRANK E. FRESHWATER JR. and ELOISE P. FRESHWATER to me personally known to be the identical individuals described in and who executed the within and foregoing instrument and who personally acknowledged to me that they signed the same as and for their own free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial seal affixed)

Douglas A. Wilson  
NOTARY PUBLIC for the State of Washington,  
residing at Yakima.  
My commission expires Oct. 30, 1951.

\$1.10 USIR and \$1.00 state conveyance stamps affixed and cancelled "10-18-48 J.M.B."

Filed for record November 18, 1948 at 10:15 a.m. by Washington Fruit & Prod. Co.

*John C. Wachter*  
Skamania County Auditor.