

DEED RECORD No. 32

SKAMANIA COUNTY, WASHINGTON

TAMM BINDER & PTO. CO. - 18873

filed in the Office of the Auditor of Pierce County on April 15, 1949 (Receiving No. 363018); and

WHEREAS, the parties of the first part, as Liquidating Trustees, are authorized to transfer, convey and distribute certain assets of Defiance Lumber Company, a Washington corporation,

NOW, THEREFORE, Lee L. Doud and Donald H. Doud, as Liquidating Trustees of Defiance Lumber Company, a Washington corporation, parties of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and sufficient consideration, lawful money of the United States, to them in hand paid by the party of the second part, receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said party of the second part, her executors, administrators or assigns, an undivided THREE HUNDRED AND THIRTY-TWO TWENTY-SEVEN HUNDRED AND FIFTIETHS (332/2750ths) interest in the following described real property lying and being in the County of Skamania, State of Washington, to-wit:

An undivided one-half interest in and to the following:

Southeast quarter of Section 22, all of Section 27, East half of the East half of Section 28, Twp. 3 N. R. 5 E.W.M., EXCEPTING from the above however all minerals, mineral oils and gas in place, discovered or which may hereafter be discovered upon said premises or within the same together with the right of ingress and egress for the purpose of prospecting for said minerals, mineral oils, and gas and developing and operating mines for the removal thereof; the right to sink shafts and develop any mine or prosecute any mining operations which may be necessary for the discovery or removal of the said mineral from the surface or from beneath the surface of said property.

Southwest quarter (SW $\frac{1}{4}$), Southwest quarter of Northwest quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), and Southwest quarter of Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) in Section 26, Twp. 3 N.R. 5 E.W.M.

North half of the Northeast quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 34, Twp. 3 N.R. 5 E.W.M.

Southwest quarter (SW $\frac{1}{4}$) of Section 23, Twp. 3 N. R. 5 E.W.M.

Also, all right, title or interest in and to any and all real estate standing in the name of Defiance Lumber Company, a Washington corporation, situated in Skamania County, Washington, and whether the same be herein specifically described or not, including all easements, rights of way and interests in real property of every kind and character, subject to obtaining approval of or consent of any person or party on any contract or agreement requiring any such approval or consent.

all of which is SUBJECT TO all outstanding and unpaid taxes, assessments, liens, encumbrances, licenses, tenancies, occupancies, reservations by the United States Government and patents, reservations of coal and mineral rights, including the following, to-wit:

1. Reservation and deed from Mabel Catherine McGowan, individually, and as executrix to Leon Montchalin dated May 18, 1945, recorded May-24, 1945, at page 374, Volume 30 of Deeds, records of Skamania County, Washington, as follows: "Subject to, Excepting and reserving however, to the grantor, her heirs and assigns an undivided one-half interest in and to all mineral, coal, and oil rights contained within said property." (This exception relates only to that portion of the property described as E $\frac{1}{2}$ of E $\frac{1}{2}$ Sec. 28 and SE $\frac{1}{4}$ Sec. 22, Twp. 3 N. R. 5 E.W.M.)

TO HAVE AND TO HOLD said premises with all their appurtenances and tenancies unto the party of the second part, and to her executors, administrators and assigns forever, and the said parties of the first part, as such Liquidating Trustees and not otherwise, do hereby covenant and agree to and with the said party of the second part, her executors, administrators and assigns, as follows and not otherwise, to-wit:

That they have not made, done, committed or suffered any act or acts, thing or things, whatsoever, whereby or by means whereof the said premises or any part or parcel thereof, now or at any time thereafter, shall or may be impeached, charged or encumbered in any manner or way whatsoever.

It is the intention of the parties of the first part by this conveyance to transfer and convey to the party of the second part an undivided THREE HUNDRED AND THIRTY-TWO TWENTY-SEVEN HUNDRED AND FIFTIETHS (332/2750ths) interest in all of their right, title and interest, and all right, title and interest of Defiance Lumber Company, a Washington corporation, in and to the above described property, and also to transfer and convey to the party of the