

WHEREAS, an undivided one-half interest in the hereinafter described real estate situated in Skamania County, Washington, was owned by Buffelen Lumber & Manufacturing Company, a Washington corporation, formerly known as Buffelen Lumber & Manufacturing Co.; and

WHEREAS, on the 28th day of June, 1948, the shareholders of Buffelen Lumber & Manufacturing Company passed a resolution to wind up and dissolve said Buffelen Lumber & Manufacturing Company, in which resolution The Bank of California, National Association, was appointed and designated as Trustee to conduct the winding up of said corporation; and

WHEREAS, duplicate copies of said resolution were signed and acknowledged by a majority of directors of said corporation and one of such copies was filed for record in the Office of the Secretary of State of the State of Washington on June 28, 1948, and the other copy was filed in the Office of the Auditor of Pierce County on June 30, 1948 (Receiving No. 327647); and

WHEREAS, the party of the first part as liquidating trustee is authorized by law to sell, transfer and convey all assets of Buffelen Lumber & Manufacturing Company, a Washington corporation, formerly known as Buffelen Lumber & Manufacturing Co.,

NOW THEREFORE, The Bank of California, National Association, as liquidating trustee of Buffelen Lumber & Manufacturing Company, a Washington corporation, party 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 it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain and convey unto the said party of the second part, its successors and assigns, an undivided one-half interest in and to the following described real property, situate, lying and being in the County of Skamania, State of Washington, to-wit:

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, Tp. 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 Buffelen Lumber & Manufacturing Company, a 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 and 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.)