

EXCEPTING ALSO that tract of land conveyed by William Grier et ux to J. T. Reynolds as described in deed recorded at page 205, Volume "F" of Deeds, Records of Skamania County, Wash.

EXCEPTING ALSO an easement for a road over and across said land to the railroad-crossing thereon and sufficient space, at said crossing on which a truck or other motor vehicle may be conveniently turned around.

EXCEPTING ALSO County road to old boat landing.

SUBJECT to a certain easement granted to the U.S. of America for flowage upon said land.

NO. 167 SKAMANIA COUNTY TRANSACTION EXCISE TAX PAID SEP 25 1951 AMOUNT 25.00 COUNTY TREASURER BY Julia Lee, Dep

Filed for record September 25, 1951 at 2-45 p. m. by C. E. Chanda.

John C. Nochter
Skamania County Auditor

#43016

DuBois Matlack Lumber Co. to Gustaf Bloomquist, et al

WARRANTY DEED

THE GRANTOR, DuBOIS-MATLACK LUMBER COMPANY, a corporation, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, does hereby convey and warrant unto GUSTAF A. BLOOMQUIST, husband of Nora Bloomquist, JOHN BLOOMQUIST, husband of Elsie Bloomquist, and AXEL BLOOMQUIST, a single man, Carson, Wash. that certain real property situate in the County of Skamania, State of Washington, and particularly described as follows, to-wit:

West half and the West half of the East half of Section 28, Township 3 North, Range 5 East of the Willamette Meridian,

INCLUDING an easement for road purposes across the McGilvray property to the county road for the purpose of removing all timber from the tracts of land herein conveyed.

RESERVING, however, the mineral rights and privileges relating thereto, as set out in that certain deed of record by Monchalin and wife to L. W. Wood and wife, recorded in Book 31, at page 7, of the Deed Records of Skamania County, Washington.

The Grantees herein, as an additional consideration, grant to the Grantor the option of purchasing the merchantable timber removed from the real property hereinabove described at the time the same is deposited in the water, ready for delivery, at the then market price, and will, as far as possible, segregate all peeler logs from the other timber purchased by the Grantor herein under the terms of this option.

Dated this 5th day of June, 1951.

ATTEST:
Gladys DuBois
Secretary.

DuBOIS-MATLACK LUMBER COMPANY,
By E S DuBois
President.

STATE OF WASHINGTON,)
:SS.
COUNTY OF CLARK.)

THIS IS TO CERTIFY That upon the 5th day of June, 1951, before me, the undersigned authority, personally appeared E.S. DuBOIS and GLADYS DuBOIS, to me personally known to be the President and the Secretary, respectively, of the DuBois-Matlack Lumber Company, the corporation that executed the within and foregoing instrument, and they did acknowledge to me that they executed the same as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and upon oath stated, each for himself, that he was authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

WITNESS, my hand and official seal this 5th day of June, 1951.

(Notarial Seal affixed)

Jos. E. Hall.
Notary Public in and for the State of Washington
residing at Vancouver therein.

\$15.95 USIR Stamps and \$14.50 State Stamps affixed, cancelled "JB 9-26-51"

NO. 37 SKAMANIA COUNTY TRANSACTION EXCISE TAX PAID JUN 22 1951 AMOUNT \$144.00 COUNTY TREASURER Mabel J Jeter

Filed for record September 26, 1951, at 9-49 a. m. by John Bloomquist.

John C. Wackler, Jr.
Skamania County Auditor

#43024

William R. Acton, et ux to Charles M. Mann, et ux

REAL ESTATE CONTRACT

THIS CONTRACT, made this 20th day of September, 1951 between William R. Acton and Frances M. Acton, husband and wife hereinafter called the "seller" and Charles M. Mann and Leah M. Mann, husband and wife, BOX 111, Washougal, Wash. hereinafter called the "purchaser,"

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the seller the following described real estate with the appurtenances, situate in Skamania County, Washington:

The Northwest quarter of the Northwest quarter of Section 2, Township 1 North, Range 5, E.W.M., and; Commencing at a point in the center of the county road 7.56 chains North of the quarter section corner on the line between Sections two and three in said Township and Range and running thence North 18 degrees, 25' East six chains; thence North 58 degrees, 38' East 4.71 chains; thence North 58 degrees 16' East 2.02 chains; thence North 56 degrees, 15' East 2 chains; thence North 61 degrees 18' East 1.87 chains; thence South 87 degrees 3' East 9 chains; thence North 1.77 chains thence West 20 chains to the section line between sections two and three in Free of incumbrances, except: said township and range; thence South 12.87 chains to the point of beginning, and; The Southeast quarter of the Southwest quarter and the West one half of the Southeast quarter and the Southwest quarter of the Northeast quarter of Section 35, Township 2 North Range 5 E.W.M. EXCEPTING therefrom all water rights and easement rights reserved by James H. Miller and Lillie Gunther Miller as set forth in deed of conveyance dated January 14, 1908, recorded in Volume "L" of Deeds at page 14, Records of Deeds in Skamania County, Washington.

On the following terms and conditions: The purchase price is Eighty Five Hundred and no/100 (\$8500.00) dollars, of which One Thousand and no/100 (\$1000.00) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

One Thousand dollars or more on or before the first day of October, 1952.
One Thousand dollars or more on or before the first day of October of each and every year thereafter until the full purchase price, plus interest at six per cent per annum, has been paid. Interest is to be computed on unpaid balances at time of payment, deducted first from each payment and balance of payment applied on principle. Timber may be cut before complete payment for property has been made, providing written consent of seller is secured with provisions therein to apply all proceeds from sale of such timber to balance of purchase price, above and beyond the regular payments due under this contract. Seller reserves the right to pay off balance due under contract at any time he is not in default under said contract.

The purchaser agrees: (1) to pay before delinquency all payments of whatsoever nature, required to be made upon or by virtue of said mortgage, if any; also all taxes and assessments which are above assumed by him, if any, and all which may, as between grantor and grantee, hereafter become a lien on the premises; and also all taxes which may hereafter be levied or imposed upon, or by reason of, this contract or the obligation thereby evidenced, or any part thereof; (2) to keep the buildings now and hereafter placed upon the premises unceasingly insured against loss or damage by fire, to the full insurable value thereof,