

44356

SPECIAL WARRANTY DEED

The Grantors, DEFIANCE MILL CO., a partnership consisting of Lee L. Doud, Donald H. Doud, Neva D. Martin and Gladys D. Knight; and LEE L. DOUD and ERNA M. DOUD, DONALD H. DOUD and SONYA A. DOUD, and ROSS F. MARTIN and NEVA D. MARTIN, husbands and wives, respectively, now and at all times since acquiring any right, title or interest in the hereinafter described real property, and GLADYS D. KNIGHT (formerly known as Gladys D. Martin) and P. F. KNIGHT, her only husband since acquiring any right, title or interest in the hereinafter described real property; for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to them in hand paid, grant, bargain, sell, convey and confirm to BUFFELEN MANUFACTURING CO., a corporation organized and existing under the laws of the State of California and qualified to do and doing business in the State of Washington, the following described real estate situated in the County of Skamania, State of Washington, to-wit:

An undivided one-half (1/2) interest in and to the following described property, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section 22; all of Section 27, and the East Half of the East Half (E $\frac{1}{2}$  E $\frac{1}{2}$ ) of Section 28, Township 3 North, Range 5 E. W. M., EXCEPTING, 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. ALSO EXCEPTING reservation of mineral and coal rights reserved in deed from Mabel Catherine McGowan to Leon Montchalin, dated May 18, 1945 and recorded in Vol. 30 of Deeds, p. 374, as to Southeast Quarter (SE $\frac{1}{4}$ ) of Section 22, and the East Half of the East Half (E $\frac{1}{2}$  E $\frac{1}{2}$ ) of Section 28.

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section 23; the Southwest Quarter (SW $\frac{1}{4}$ ), the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$  NW $\frac{1}{4}$ ), and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 26, Township 3 North, Range 5 E.W.M.

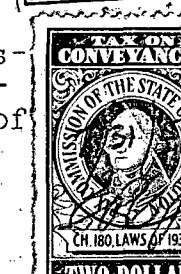
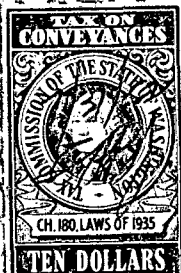
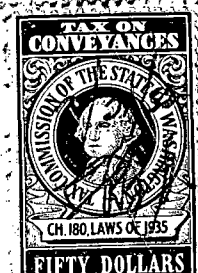
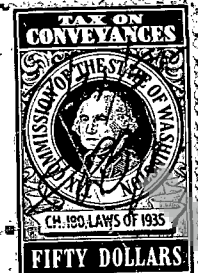
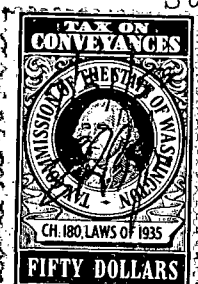
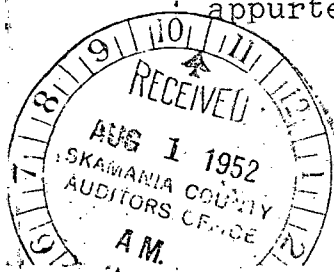
The North Half of the Northeast Quarter (N $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 34, Township 3 North, Range 5 E.W.M.

All of the foregoing real property is subject to all unpaid taxes and assessments and is subject to all easements, encumbrances, liens and contracts now outstanding or which may hereafter be a lien or encumbrance against any of the above described property, excepting therefrom only such liens and encumbrances, if any, that may arise on account of acts or actions of the Grantors and without concurrence of the Grantee.

TO HAVE AND TO HOLD the said premises with all their appurtenances unto the said Grantee and to its successors and

SKAMANIA COUNTY  
TRANSACTION EXCISE TAX  
PAID AUG 1 1952  
AMOUNT *empt*  
COUNTY TREASURER  
BY *Mae G. Geter*

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assigns forever, and the Grantors, for themselves and their successors, do hereby covenant and agree to and with the Grantee, its successors 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 hereafter, shall or may be impeached, charged or encumbered in any manner or way whatsoever. No statutory or other covenants shall be implied or attach by reason hereof other than those expressed and contained herein.

This deed, together with a quit claim deed, bill of sale and other conveyances of personal property, from the Grantors herein to the Grantee herein, is given and received pursuant to and in compliance with a certain contract for sale of real estate and personal property dated July 3, 1950, with a certain Supplement thereto, dated July 6, 1950, wherein the Grantors herein were designated as "Sellers" and the Grantee herein was designated as "Buyer", which contract has been filed in the Auditor's office of Skamania County, File No. 41035 and recorded in Volume 33 of Deeds at page 157, on July 8, 1950, and was also filed in the Auditor's office of said county under File No. 41036, which contract was also filed for record in the Auditor's office of Clark County, Washington, on July 8, 1950, under Receiving No. G52629 and recorded in Book 496 of Deeds at page 4, Auditor's Records of said county, and which contract was also filed for record in the Auditor's office of Pierce County, Washington, on July 10, 1950, as a conditional sale contract, Auditor's Receiving No. 419871, and filed for record as a real estate contract in said Auditor's office, Receiving No. 1560170 and recorded in Book 622 of Mortgages at page 91; and this deed and the other deed and conveyances are given and received by said parties in full satisfaction of all obligations of the said parties contained in said contract.

Dated this 29<sup>th</sup> day of July, 1952.

DEFIANCE MILL CO.

By

Lee L. Doud

Lee L. Doud

By

Donald H. Doud

Donald H. Doud

By

Neva D. Martin

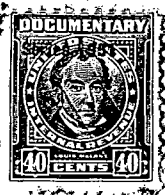
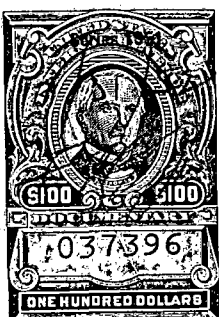
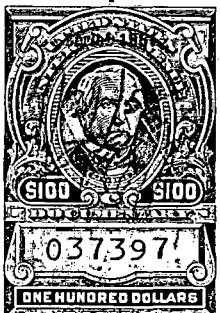
Neva D. Martin

By

Gladys D. Knight

Gladys D. Knight

GRANTORS



Lee L. Doud

Lee L. Doud

Enna M. Doud

Enna M. Doud

Ross F. Martin

Ross F. Martin

Neva D. Martin

Neva D. Martin

Donald H. Doud

Donald H. Doud

Sonya A. Doud

Sonya A. Doud

Gladys D. Knight

Gladys D. Knight (formerly Gladys D. Martin)

P. F. Knight

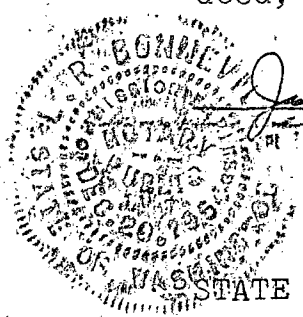
P. F. Knight

GRANTORS



STATE OF WASHINGTON }  
County of Pierce } ss

On this day personally appeared before me Lee L. Doud, a copartner in DEFIANCE MILL CO., and Lee L. Doud and Erna M. Doud, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

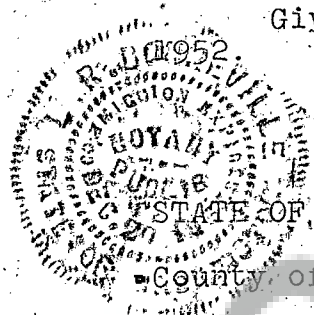


Given under my hand and official seal this 29<sup>th</sup> day of July, 1952.

L.R. Bonneville  
Notary Public in and for the State of Washington, residing at Tacoma.

STATE OF WASHINGTON }  
County of Pierce } ss

On this day personally appeared before me Donald H. Doud, a copartner in DEFIANCE MILL CO., and Donald H. Doud and Sonya A. Doud, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

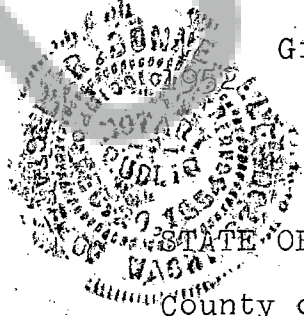


Given under my hand and official seal this 29<sup>th</sup> day of July,

L.R. Bonneville  
Notary Public in and for the State of Washington, residing at Tacoma.

STATE OF WASHINGTON }  
County of Pierce } ss

On this day personally appeared before me Neva D. Martin, a copartner in DEFIANCE MILL CO., and Ross F. Martin and Neva D. Martin, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

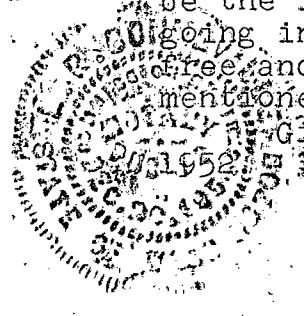


Given under my hand and official seal this 29<sup>th</sup> day of July,

L.R. Bonneville  
Notary Public in and for the State of Washington, residing at Tacoma.

STATE OF WASHINGTON }  
County of Pierce } ss

On this day personally appeared before me Gladys D. Knight (formerly Gladys D. Martin); a copartner in DEFIANCE MILL CO., and Gladys D. Knight and P. F. Knight, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



Given under my hand and official seal this 29<sup>th</sup> day of July,

L.R. Bonneville  
Notary Public in and for the State of Washington, residing at Tacoma