

The Mortgagors hereby covenant and agree to and with the Mortgagee as follows:

I.

That they are the owners in fee simple of the above described mortgaged property and have good right and full power and authority to convey and mortgage the same. That said property and the whole thereof is free and clear of all liens and encumbrances whatsoever except:

- (a) Mortgage dated June 21, 1955, executed by Ted Maddux and Sylvia Maddux, husband and wife, Sylvia Maddux, also known of record as Sylvia Ferguson, heir of George S. Ferguson, deceased, to First Federal Savings and Loan Association of Vancouver, a corporation, to secure the payment of \$25,000.00 and interest; recorded June 22, 1955 in volume 578 of mortgages, page 765, under auditor's file No. 437364, records of Cowlitz County, Washington.  
As to Parcels No. 1 through 4.
- (b) Mortgage dated January 2, 1958, executed by Ted Maddux and Sylvia Maddux, husband and wife, to Northern Pacific Railway Company, to secure the payment of \$31,070.64 and interest; recorded January 28, 1958 in volume 608 of mortgages, page 43, under auditor's file No. 482841, records of Cowlitz County, Washington. Duplicate filed as a chattel mortgage under vault file No. 193890 under auditor's file No. 482842, records of said county.  
As to Parcels No. 2, 3 and 5.
- (c) Mortgage dated November 19, 1953, executed by Armas J. Fields, a bachelor, to The Federal Land Bank of Spokane, a Washington corporation, to secure the payment of \$2,600.00 and interest; recorded November 27, 1953 in volume 545 of mortgages, page 299, under auditor's file No. 409747, records of Cowlitz County, Washington.  
As to Parcels No. 7 and 8.
- (d) Timber deed dated September 26, 1946, executed by Armas J. Fields, a single man, now and at all times during ownership, of the City of Woodland, Cowlitz County, Washington, to C. A. Button, recorded November 30, 1946 under auditor's file No. 280341, records of Cowlitz County, Washington. Extension of time for removing all the timber on the real estate from December, 1950 to December, 1958, by Timber Deed dated February 25, 1949, recorded May 16, 1951 under auditor's file No. 362606. The said C. A. Button interest now held of record by Aborigine Lumber Company by deed recorded under auditor's file No. 362607.  
As to Parcels No. 3 and 4.
- (e) Reservations and exceptions contained in deed from Northern Pacific Railway Company, under which title is