

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THE YOUNG MEN'S CHRISTIAN ASSOCIATION, ^{of Portland, Oregon} a corporation duly organized and existing under the laws of the State of Oregon, grantor, in consideration of nine thousand dollars (\$9,000) to it paid by JOHN W. S. PLATT and JANE KERR PLATT, husband and wife, grantees, does hereby grant, bargain, sell and convey unto said grantees, as tenants by the entirety, their heirs and assigns, all of the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Skamania and the State of Washington, bounded and described as follows, to wit:

Beginning at a point 467.7 feet north 88° 28' east of the southwest corner of that certain tract described as Tract No. 1 in the deed of the Mt. St. Helens Consolidated Mining Company to the Young Men's Christian Association of Portland, Oregon, dated the 16th day of July, 1935, appearing of record in Deed Book "Y" at page 263 of the Records of Deeds in the office of the County Auditor of Skamania County, State of Washington, said point being on the southernmost boundary of said tract; thence north 88° 28' east 50 feet; thence north 14° 24' east along the boundary of said Tract No. 1 for a distance of 249.8 feet; thence north 88° 28' east 286.6 feet; thence north 21° 15' east along the boundary line of said Tract No. 1 a distance of 304 feet; thence south 88° 28' west 336.6 feet; thence south 21° 15' west approximately 555 feet to the place of beginning; containing three acres, more or less.

TO HAVE AND TO HOLD the same to the said JOHN W. S. PLATT and JANE KERR PLATT as tenants by the entirety, their heirs and assigns forever. And the said grantor does covenant with the said grantees and their legal representatives forever that it is lawfully seized in fee simple of the above-described and granted premises and has a valid right to convey the same; that the said real property is free from all encumbrances, save and except the following:

Grantees herein, in consideration of ten dollars (\$10) and other valuable consideration to them moving from grantor, hereby give and grant to grantor, its successors or assigns, an option to repurchase the above-described real property ten (10) years from the date of this deed, for the sum of nine thousand dollars (\$9,000) cash, plus the depreciated value of any capital improvements made on the above-described property, which depreciated value at the

time of the option may be exercised shall not exceed, without the written consent of grantor, the sum of twenty-five hundred dollars (\$2500) in the aggregate, which depreciated value shall be determined in accordance with depreciated rates based on recognized accounting practices.

Grantees, their heirs and assigns, shall notify grantor, its successors and assigns, in writing thirty (30) days prior to the date on which the option must be exercised; and in the event grantees fail to give such notice, then the period in which the option may be exercised by the grantor shall be extended for thirty (30) days from the date such notice is given.

Provided, further, that grantees herein, their heirs, executors, administrators and assigns, for a valuable consideration, in addition to the option to repurchase herein contained, do give and grant unto grantor, its successors and assigns, the right to meet any bona fide offer made for the purchase of the above-described real property on the same terms and conditions, at any time within thirty (30) days' written notice to grantor of the bona fide offer, before accepting such offer.

And it will and its successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The Young Men's Christian Association, of Portland, Oregon, /pursuant to a resolution of its Board of Directors duly and legally adopted, has caused these presents to be signed by its President and Secretary and its corporate seal to be hereunto affixed this 17th day of December, A. D., 1953.

THE YOUNG MEN'S CHRISTIAN ASSOCIATION
OF PORTLAND, OREGON

By

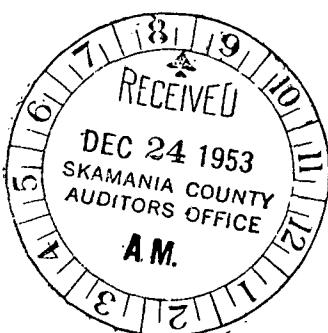
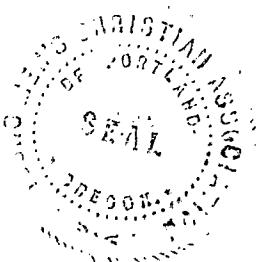
W. M. Chillys
President

By

Proddens W. Drury
Secretary

Grantor

John H. D. Platt
Fane Ken Platt
Grantees



STATE OF OREGON

County of Multnomah

SS.

On this 17th

Harold M. Phillips

and Thaddeus W. Veness

~~XX~~, both to me personally known,
who being duly sworn, did say that he, the said Harold M. Phillips
~~XX~~ is the ~~XXXXXXX~~ President, and
he, the said Thaddeus W. Veness

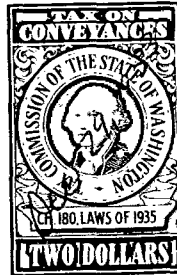
is the Secretary XXXXXXXXXXXX of THE YOUNG MEN'S CHRISTIAN
ASSOCIATION, of Portland, Oregon, / the within-named Corporation, and that the seal
affixed to said instrument is the corporate seal of said Corpora-
tion, and that the said instrument was signed and sealed in be-
half of said Corporation by authority of its Board of Directors,
and Harold M. Phillips and Thaddeus W. Veness

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ acknowledged said instrument to be
the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year last above written.

Notary Public for Oregon

My commission expires: June 2, 1955



BOOK

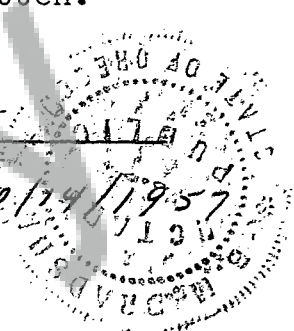
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STATE OF OREGON)
) ss.
County of Multnomah)

BE IT REMEMBERED, That on this 16th day of December, 1953, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within-named JOHN W. S. PLATT and JANE KERR PLATT, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily. .

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

B. M. Bradshaw
Notary Public for Oregon
My commission expires: 10/14/1957



NO. 1037
SKAMANIA COUNTY
TRANSACTION EXCISE TAX
PAID DEC 24 1953
AMOUNT \$90.00
COUNTY TREASURER

BY Mabel G. Jeter
Mae Hadley, Deputy