

Q U I T   C L A I M   D E E D

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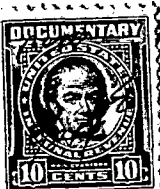
WHEREAS, MERRITT BLOXOM, MERRITT BLOXOM, JR., MARY JANE BLOXOM, JOHN S. TURNER, VIRGINIA B. TURNER, W. H. CROCKETT, BETTY B. CROCKETT, JOHN M. BLOXOM and MARIAN L. HAYNES, formerly Bloxom, have for many years last past been associated as a co-partnership doing business under the name of UNDERWOOD FRUIT & WAREHOUSE COMPANY and owning real property in the counties of Skamania and Klickitat, Washington; and,

WHEREAS, W. H. Crockett has heretofore transferred all of his interest in and to said partnership, including the realty owned thereby, to his wife Betty B. Crockett; and,

WHEREAS, John M. Bloxom, Jr., whose wife at all times since acquiring any interest in said partnership has been and now is Cornelia J. Bloxom, has acquired a five per cent interest in said partnership; and,

WHEREAS, all interest in said partnership was acquired by John M. Bloxom and Marian L. Haynes prior to the marriage to their present wife and husband;

NOW, THEREFORE, the said Merritt Bloxom, with his wife, Winifred M. Bloxom, joining herein for further assurance of title, Merritt Bloxom, Jr., and Mary Jane Bloxom, individually and as husband and wife, John S. Turner and Virginia B. Turner, individually and as husband and wife, Betty B. Crockett and her husband, W. H. Crockett, joining herein for further assurance of title; John M. Bloxom, Marian L. Haynes, John M. Bloxom, Jr., and his wife, Cornelia J. Bloxom, joining herein for further assurance of title.



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all doing business as Underwood Fruit & Warehouse Company, a partnership, individually and jointly as such partnership, for and in consideration of the sum of ten dollars and other good and valuable considerations to them in hand paid, do hereby convey and quit claim unto MT. ADAMS ORCHARDS CORPORATION, a corporation, the following described real estate and interests in real estate in Skamania and Klickitat Counties, Washington, as hereinafter set out and more particularly described, together with that certain personal property hereinafter referred to:

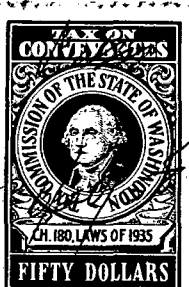
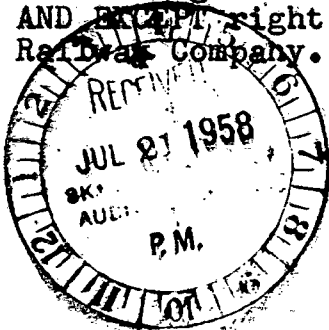
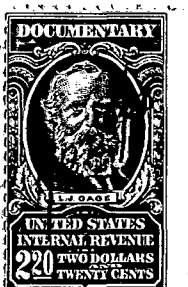
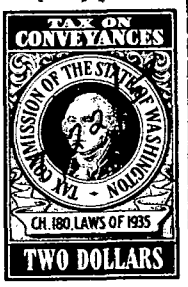
In Klickitat County, Washington:

That portion of Government Lots 4 and 5, and of the northeast quarter of the northwest quarter of Section 30, Township 3 North, Range 11 E.W.M.; described as follows:

Commencing at a point 8.40 chains south of the northeast corner of the northwest quarter of the northwest quarter of said Section 30; running thence as follows: South 69° 30' east 2.87 chains; thence south 70° 12' east 2.88 chains; thence south 59° 44' east 2.69 chains; thence south 59° 44' east 2.69 chains; thence south 58° 44' east 3.97 chains; thence south 56° 28' east 1.46 chains; thence south 57° 17' east 3.40 chains; thence south 44° 37' east 1.47 chains; thence south 30° east 1.70 chains; thence south 45° 09' east 1.26 chains; thence south 63° east 2.39 chains; thence south 76° 03' east 4.37 chains; thence south 0.80 chains to the north line of the Joslyn Donation Land Claim; thence west along the north line of said Joslyn Donation Land Claim to the most westerly northwest corner thereof; thence southerly along the west line of said claim to the north bank of the Columbia River; thence westerly along said north bank to the east line of Government Lot 3 of said Section 30; thence north along the east line of Government Lots 3, 2, and 1, to the point of beginning;

EXCEPT commencing at the intersection of the southerly line of State Road No. 8 with the south line of Government Lot 5, Section 30, Township 3 North, Range 11 E.W.M.; thence west along the south line of Government Lots 5 and 4, said Section 30, a distance of 250 feet; thence north to a point in the southerly boundary of State Road No. 8; thence southeasterly along said boundary line to the point of beginning;

EXCEPT right of way for State Road No. 8;  
AND EXCEPT right of way of Spokane, Portland and Seattle Railway Company.



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The northwest quarter of the northwest quarter of Section 11, Township 3 North, Range 10 E.W.M., and the northeast quarter of the northeast quarter of Section 10, Township 3 North, Range 10 E.W.M.,

EXCEPT: That portion of the north half of the northeast quarter of Section 10 and of the northwest quarter of the northwest quarter of Section 11, Township 3 North, Range 10 E.W.M., lying west of the west line of Secondary State Highway No. 8-D and north and east of the center line of the perpetual right of way for a road 24 feet in width of the Northwestern Electric Company, a corporation, more fully described in Volume 42 of Deeds, pages 345 and 346, records of Klickitat County, Washington;

AND ALSO EXCEPT: Beginning at the corner common to Sections 2, 3, 10 and 11, Township 3 North, Range 10 E.W.M. (an iron pipe); thence east 143.1 feet to the center of Secondary State Highway No. 8-D; thence south  $27^{\circ}21'$  west along the center line of said highway 773.5 feet to the initial point of this survey; from said initial point thence south  $3^{\circ}37'$  east 72 feet; thence south  $86^{\circ}58'$  east 130 feet; thence north  $66^{\circ}41'$  east 368 feet; thence north  $23^{\circ}19'$  west 176 feet; thence south  $66^{\circ}41'$  west 399 feet; thence south  $27^{\circ}10'$  west 76.85 feet to said initial point; except State Highway right of way.

All of the northwest quarter of the northeast quarter of Section 10, Township 3 North, Range 10 E.W.M., EXCEPT that part thereof lying west of a line commencing at a point on the north line of said Section 10, which is 212.5 feet east of the north quarter corner of said Section 10; thence south parallel with the north and south center line of said section 10 a distance of 703 feet; thence southeasterly a distance of 703.5 feet to the south line of the northwest quarter of the northeast quarter of said Section 10, said property excepted being owned by the Northwestern Electric Company; AND EXCEPT: Part of the northwest quarter of the northeast quarter of Section 10, Township 3 North, Range 10 E.W.M., described as follows: Commencing at a point on the north line of Section 10, which is 212.5 feet east of the north quarter corner of said Section 10; thence south parallel with the north and south center line of said Section 10, a distance of 230 feet; thence east to the center line of the perpetual right of way for a road 24 feet in width of the Northwestern Electric Company, Inc., more fully described in Volume 42 of Deeds, pages 345 and 346, records of Klickitat County, Washington; thence northwesterly on said center line to the north line of said Section 10; thence west on said north line to the point of beginning.

That part of the northwest quarter of the northeast quarter of Section 10, Township 3 North, Range 10 E.W.M., described as follows:

File No. 86748 Filed for Record June, 20 1958  
at 11:31 A.M. Recorded in Vol 126-0 Page 152-62

Commencing at a point on the north line of Section 10, which is 212.5 feet east of the north quarter corner of said Section 10; thence south parallel with the north and south center line of said Section 10, a distance of 230 feet; thence east to the center line of the perpetual right of way for a road 24 feet in width of the Northwestern Electric Company, Inc., more fully described in Volume 42 of Deeds, pages 345 and 346, records of Klickitat County, Washington; thence northwesterly on said center line to the north line of said Section 10; thence west on said north line to the point of beginning; subject to one certain real estate contract dated March 29, 1949, wherein Annie Woosley agreed to purchase said described property; together with all interest in and to said real estate contract.

All of the southeast quarter of the northeast quarter of Section 10, Township 3 North, Range 10 E.W.M., EXCEPT a strip of land along the east side thereof described in the deed to Ethel C. McKercher and Jean McKercher filed in the office of the Auditor of Klickitat County, Washington, on November 27, 1911, and recorded in Volume 33 of Deeds, page 346, records of said County.

All the east half of the southwest quarter of the northwest quarter of Section 11, Township 3 North, Range 10 E.W.M.

All of the north half of the west half of the southwest quarter of the northwest quarter of Section 11, Township 3 North, Range 10 E.W.M., EXCEPT that part thereof conveyed to Emma Lucille McKercher by deed dated May 28, 1903, which deed is now of record in the office of the Auditor of Klickitat County, Washington, in Volume "P" of Deeds, page 237, records of said County.

All that part of the north half of the south half of the southwest quarter of the northeast quarter of Section 10, Township 3 North, Range 10 E.W.M., lying east of a line beginning at a point in the south line of said tract 803.3 feet west of the southeast corner of said tract; running thence northerly to a point 752 feet west of the northeast corner of said tract; together with all water rights, appurtenances and hereditaments thereunto belonging, or in any way appertaining.

ALSO all flumes, conduits and pipe lines used in conveying or distributing water to or upon said above described premises and wheresoever situate, AND ALSO all rights of way for such flumes, conduits and pipe lines wheresoever situate, particularly a right of way across lands of the Northwestern Electric Company in the northwest quarter of the northeast quarter of said Section 10, SUBJECT, however, to all existing

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rights and easements over and across said land, or any part thereof.

Lots 6, 7, 8, 9 and 10, Block 1, CENTER ADDITION TO BINGEN, according to the official plat thereof on file and of record in the office of the Auditor of Klickitat County, Washington.

All interest of the grantors in and to the following described real property, to-wit:

That part of Section 30, Township 3 North, Range 11 E.W.M., described as follows: Beginning on the northerly line of the right of way of the Spokane-Portland & Seattle Railroad Company's right of way at the intersection of said northerly line of said right of way with the north line of the Joslyn Donation Land Claim No. 37; thence southeasterly along said northerly right of way line 250 feet; thence at right angles to said northerly right of way line to the intersection with the north line of said Joslyn Donation Land Claim; thence west along the north line of said Joslyn Donation Land Claim to the point of beginning,

TOGETHER with all right of grantors in and to one certain lease wherein Mrs. Robert C. Charters, a widow, leased, let and demised said property unto Underwood Fruit & Warehouse Co., a co-partnership.

All interest of the grantors held under lease from Spokane, Portland & Seattle Railway Company, a corporation, by lease dated January 4, 1956, or otherwise, in and to the following described real property:

A strip of land, 20 feet by 550 feet, situated upon the northerly portion of the Railway Company's right of way in Government Lots 2 and 4, of Section 30, Township 3 North, Range 11 E.W.M., approximately one mile west of Bingen, Klickitat County, Washington, said strip of land being all that portion of said right of way lying northerly of a line drawn parallel with and 30 feet northerly from the center line of Railway Company's main track when measured at right angles to said main track center line beginning at Engineer's Station 566+28.9 and ending at Engineer's Station 571+78.9.

In Skamania County, Washington:

That part of the northwest quarter of the northwest quarter of Section 14, Township 3 North, Range 10 E.W.M., lying west and south of the White Salmon River.

The west half of the northwest quarter of the northeast quarter of the northwest quarter of Section 10, and the

south half of the northeast quarter of the northwest quarter of Section 10, EXCEPTING such part thereof as was conveyed to the Northwestern Electric Company by deed from R. D. Cameron and wife to said company dated June 24, 1911; and subject to the rights heretofore conveyed to the White Salmon Boom and Improvement Company by deed dated October 9, 1902; all in Township 3 North, Range 10 E.W.M.

Also that certain right of way for the construction and maintenance of a pipe line over and across the east half of the northwest quarter of the northeast quarter of the northwest quarter of Section 10, Township 3 North, Range 10 E.W.M., containing 5 acres, as described and reserved in the deed of said five acres of land from Eugen Kuhne and Marie H. Kuhne, his wife, to H. A. Mitchell, dated June 29, 1912, and recorded at page 633 in Book "N" of Deeds, Skamania County, Washington, and all right, title and interest in and to the pipe line now constructed and maintained on said land; also that certain right of way for the construction and maintenance of a pipe line over and across the northeast quarter of the northeast quarter of the northwest quarter of Section 10, Township 3 North, Range 10 E.W.M., as described in and conveyed by the deed from Northwestern Electric Company to R. D. Cameron, dated September 11, 1911, and recorded at page 344 of Book "N" of Deeds, Skamania County, Washington, and all right, title and interest in and to that certain pipe line as constructed by said Northwestern Electric Company for Eugen Kuhne from the intake on said five acre tract first in this paragraph described and extending to the eastern boundary of the property of the Northwestern Electric Company.

Also all the right, title and interest of Grantors in and to a certain spring and stream of water mentioned and described in that certain notice of appropriation of water recorded on May 28, 1904, in Book "E" of Miscellaneous Records, page 25, in and for Skamania County, Washington, and furthermore particularly described and incorporated in that certain supplemental notice of appropriation of water recorded December 19, 1911, page 182, in Book "E" of Miscellaneous Records, in and for Skamania County, Washington, as acquired by virtue of the priority of said notice and by the subsequent use and appropriation of said water to beneficial use and otherwise.

Also all the right, title and interest of the said grantors in and to the water from the stream known as "Big Spring" mentioned and described in that certain notice of appropriation of water recorded June 1, 1917, in Book "F", page 410, Miscellaneous Records of Skamania County, Washington.

Lots 4 and 5, Block 1, of the TOWN OF UNDERWOOD, Skamania

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County, State of Washington.

A perpetual easement over and across the following described property for the maintenance of existing pipe line and the right to take water therefrom:

That part of the west 400 feet of Lot 1, Section 22, Township 3 North, Range 10 E.W.M., extending north from the northerly right of way boundary of U. S. Highway 830 to the top of the main bluff of the Columbia River, described as follows:

Beginning at corner 1, in the line common to Sections 21 and 22, in the west boundary of the aforesaid Lot 1, at the intersection with the northerly right of way boundary of United States Highway 830, about 300 feet north of the right (descending) bank of the Columbia River; thence from said corner north 0°50' east, with the line common to said sections, part of the west boundary of Lot 1, approximately 830 feet to Corner 2, in said west boundary, at the top of the main bluff of the Columbia River; thence three courses along the top of said main bluff, with the meanders thereof, south 80°02' east, entering said Lot 1, 104.10 feet; north 88°31' east, 155.0 feet; south 83°36' east, 143.41 feet to Corner 3, at the top of said main bluff and 400 feet east of the west boundary of said Lot 1; thence from said corner, south 0°50' west, with a line 400 feet from, and parallel to, the west boundary of said Lot 1, approximately 758 feet to Corner 4, at the intersection of said line with the northerly right of way boundary of United States Highway 830; thence southwesterly with the north boundary of said highway approximately 405 feet to the place of beginning, containing 7.25 acres, be the same more or less.

All interest of the grantors held under lease from Spokane, Portland & Seattle Railway Company, a corporation, dated January 23, 1947, and extensions and modifications thereof, or otherwise, in and to the following described property:

A strip of land along the northerly portion of Spokane, Portland and Seattle Railway Company right of way situated in Lot 4, Section 22, and Lot 1, Section 23, Township 3 North, Range 10 E.W.M., Underwood, Skamania County, Washington, and more particularly described as follows:

Beginning at a point on the northerly right of way line of said Spokane, Portland and Seattle Railway Company, said point being 27.5 feet northerly from when measured at right angles to the center line of said railway main line track at Engineer's Station 707+36; thence easterly along said northerly right of way line a distance of 25.0 feet; thence southerly a distance of 6.0 feet to a point, said point being 25.0 feet northerly from when measured at right angles to the center

line of said railway main line at Engineer's Station 707/11; thence easterly along said northerly right of way line a distance of 1766 feet, more or less, to a point that is 30 feet northerly from when measured at right angles to the center line of main track of said railway at Engineer's Station 689/45; thence southerly to a point that is 8.75 feet northerly from when measured at right angles to the center line of said railway company's industry track; thence westerly parallel to and 8.75 feet northerly from said center line of said railway industry track a distance of 555 feet; thence southerly 0.25 feet to a point that is 8.50 feet northerly from when measured at right angles to center line of said railway industry track; thence westerly, parallel to and 8.50 feet northerly from center line of said industry track a distance of 730.3 feet; thence northerly 0.25 feet to a point that is 8.75 feet northerly from when measured at right angles to center line of said railway industry track; thence westerly, parallel to and 8.75 feet northerly from center line of said railway industry track a distance of 505.7 feet; thence northerly 4.8 feet to the point of beginning;

The above strip of land contains 76,445 square feet, more or less;

ALSO a tract of ground, 3.5 feet by 4.5 feet in size, upon the southerly side of the Railway Company's station grounds at Underwood, Washington, the northerly line of said tract of ground being a line parallel to and 17.5 feet southerly of the center line of the Railway Company's main track, and the easterly end of said tract of ground being a line drawn at right angles to the said center line of said main track at Engineer's Station 696/18.

All interest of grantors held under permit or lease from Northwestern Electric Company dated April 14, 1944, or otherwise, in and to a parcel of land 150 feet by 75 feet in dimensions, located on the east half of Government Lot 1, of Section 23, Township 3 North, Range 10 E.W.M.

TOGETHER WITH any and all machinery or equipment attached in any manner to the realty on the above described property; AND TOGETHER WITH all picking boxes, pallets, fork trucks, box machine, ladder and office equipment used in or about that certain warehouse known as Underwood Fruit & Warehouse Company plant near Bingen, Washington.

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AND TOGETHER WITH any and all other real estate, if any, situate in Klickitat or Skamania County, Washington, and standing in the name of Underwood Fruit & Warehouse Company, a co-partnership.

DATED this 23rd day of May, 1958.

REAL ESTATE EXCISE TAX  
Ch. 11 Rev. Laws 1951  
\$1065<sup>80</sup> has been paid  
Date JUN 13 1958  
MABEL M. GUINAN  
Klickitat County Treasurer  
Mabel M. Guinan  
Deputy

No. 2507  
TRANSACTION EXCISE TAX  
JUL 1 1958  
Amount Paid \$20.00 + \$2.00 penalty  
Mabel M. Guinan  
Skamania County Treasurer  
By Beverly J. Kelling, Sec.

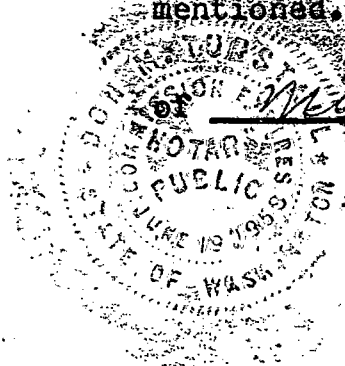
John S. Turner  
Virginia B. Turner  
Merritt Bloxom  
Harold M. Bloxom  
Betty B. Cockett  
Cyril M. Cockett  
Nathan L. Cockett  
John M. Bloxom Jr.  
Cynthia J. Bloxom  
Mary Jane Bloxom  
Myrtle Bloxom

STATE OF WASHINGTON )  
                                  : SS.  
County of Yakima )

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This is to certify that on this day personally appeared before me JOHN M. BLOXOM, JOHN M. BLOXOM, JR., CORNELIA J. BLOXOM, MERRITT BLOXOM, JR., and MARY JANE BLOXOM 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 23rd day of May, 1958.



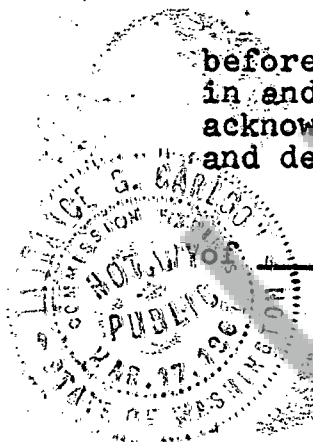
Don H. Burt

NOTARY PUBLIC in and for the State of Washington, residing at Yakima.

STATE OF WASHINGTON )  
                                  : SS.  
County of King )

This is to certify that on this day personally appeared before me MARIAN L. HAYNES to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26th day of May, 1958.



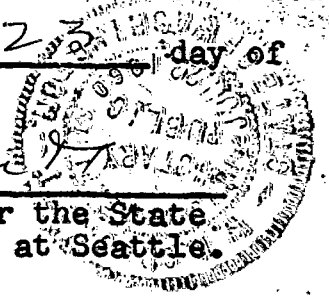
L. G. Carlson

NOTARY PUBLIC in and for the State of Washington, residing at Seattle.

STATE OF WASHINGTON )  
                                  : SS.  
County of King )

This is to certify that on this day personally appeared before me VIRGINIA B. TURNER, JOHN S. TURNER, MERRITT BLOXOM, WINIFRED M. BLOXOM, ~~W. H. CROCKETT~~ and BETTY B. CROCKETT 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 23rd day of May, 1958.



Virginia B. Turner

NOTARY PUBLIC in and for the State of Washington, residing at Seattle.

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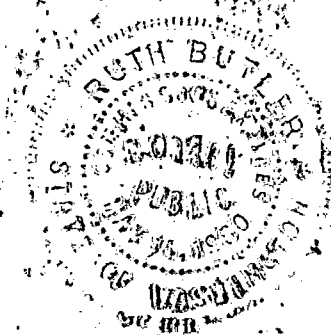
STATE OF WASHINGTON )

SS.

County of King )

This is to certify that on this day personally appeared before me W. H. CROCKETT to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day  
of May, 1958.



Ruth Butler  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle