

78188

FULFILLMENT DEED

The Grantors, ROY ANTHON and HAZEL M. ANTHON, husband and wife, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, convey and warrant to GEORGE ING, forty percent (40%), JOHN M. BLOKOM, JR., twenty percent (20%), MT. ADAMS ORCHARDS COMPANY, a co-partnership, ten percent (10%), RICHARD A. RUST, ten percent (10%), JOHN MACDONALD, ten percent (10%) and FERRY J. BECKWITH, ten percent (10%), in the following described real property situate in Klickitat County and Skamania County, both in the State of Washington, described as follows:

- (a) Grantors' undivided one-half interest in those premises situate in Klickitat County, Washington, described in the attached Exhibit "A";
- (b) Grantors' undivided one-half interest in those premises situate in Skamania County, Washington, described in the attached Exhibit "B"; and
- (c) Grantors' undivided fractional interest in those premises situate in Skamania County, Washington, described in the attached Exhibit "C".

ALL TOGETHER WITH the water rights and appurtenances belonging to the described real estate;

ALL SUBJECT TO easements, rights of way, reservations and restrictions appearing in the chain of title; and to taxes, assessments and charges falling due against said real property subsequent to December 31, 1968;

ALL FURTHER SUBJECT TO Grantors' undivided one-half of that certain real estate mortgage in favor of The Federal Land Bank in the original principal sum of \$143,600.00 and interest, covering the premises described in the attached Exhibits "A" and "B". Grantees hereby assume and agree to satisfy Grantors' undivided one-half of the aforesaid mortgage, the obligation secured thereby and all installments falling due on the same and to defend, indemnify and save Grantors' harmless from the same.

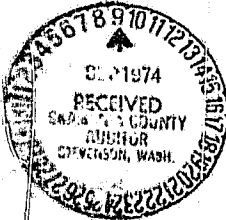
It is intended hereby to transfer and convey all of Grantors' undivided one-half interest, as of December 27, 1968, in all property which Grantors then held in Klickitat County and Skamania County, Washington, as tenants-in-common, joint tenants or tenants in partnership with John M. Blokom, Sr.

2829

TRANSACTION EXCISE TAX

SEP 6 1974

By *[Signature]*
Skamania County Treasurer



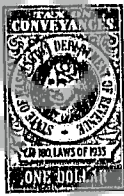
WEINMAN, MOORE & SHORE
YAKIMA LEGAL CENTER
308 EAST "D" STREET
YAKIMA, WASH. 98901

THIS DEED is given in fulfillment of that certain real estate contract dated the 27th day of September, 1968 wherein Grantors herein were Vendors and certain of the Grantees herein and others were Vendees. Accordingly, there shall be excepted and excluded from the warranties of this deed all liens, encumbrances, taxes and assessments suffered or imposed by the Vendees named in the aforesaid real estate contract, the Grantees herein or the spouses, heirs, successors and assigns of any of them, upon or against the premises being conveyed hereunder from and after December 27, 1968.

Klickitat County, Washington real estate excise tax was paid on this transaction on December 31, 1968 as evidenced by Klickitat County Treasurer's Receipt No. 12074, and Skamania County Treasurer's Receipt No. 6224, also on December 31, 1968.

The parties acknowledge that the original real estate contract dated December 27, 1968 included certain items of personal property. It is acknowledged that pursuant to said contract, title to said personal property retained by Grantors was released and automatically vested in the Vendees under said contract.

DATED this 28 day of August, 1974.



Roy Anthon
Roy Anthon

Hazel M. Anthon
Hazel M. Anthon

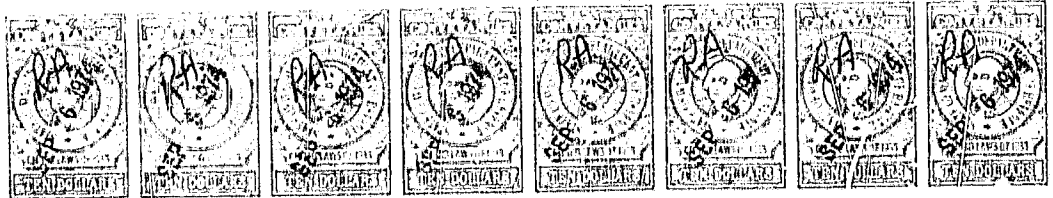
The undersigned hereby consent and agree to the within and foregoing fulfillment deed and the conveyances made therein.

BLOXOM ORCHARDS CORPORATION

By: [Signature] P.O.s.

Attest: [Signature]

[Signature]
John M. Bloxom, Sr.



STATE OF WASHINGTON]
County of Asotin] ss.

On this day personally appeared before me ROY ANTHON, the husband of Hazel M. Anthon, 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.

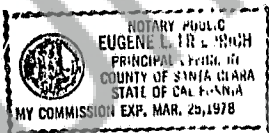
GIVEN under my hand and official seal this 32nd day of August, 1974.

Mary Lyall
NOTARY PUBLIC in and for the State of Washington, residing at Wahluke

STATE OF CALIFORNIA]
County of Santa Clara] ss.

On this day personally appeared before me HAZEL M. ANTHON, wife of Roy Anthon, 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 20th day of August, 1974.



Eugene L. Frick
NOTARY PUBLIC in and for the State of California, residing at Capitola

EXHIBIT "A" TO REAL ESTATE CONTRACT DATED DECEMBER 17, 1966, by and between ROY ANTHON and HAZEL M. ANTHON, husband and wife, as Vendors, and GEORGE ING, JOHN M. BLOKOM, JR., E. L. JONES, MARVIN WARAKE, ROBERT TIMEROOK and JOHN MACDONALD as Vendees

Real property situate in Klickitat County, Washington:

West half of west half and southeast quarter of southwest quarter in Section 19, Township 4 North, Range 11 east, W.M.:

EXCEPT that portion of the west half of northwest quarter lying north and east of the White Salmon River, and

EXCEPT that portion of the southwest quarter of southwest quarter lying north and west of the White Salmon River;

Northeast quarter of northwest quarter, and north half of Government Lot 1 in Section 30, Township 4 north, Range 11 East, W.M.:

EXCEPT the north half of that portion of the northeast quarter of the northwest quarter and of Government Lot 1 lying westerly of county road known as Oak Ridge Road and southerly of the following described line: Beginning at a point on the westerly boundary of said Section 30 a distance of 196 feet south of its northwest corner; thence easterly along an existing deer fence to a point on the easterly boundary of said northeast quarter of the northwest quarter which is 220 feet south of its northeast corner, and the terminal point of said line;

That portion of the southeast quarter of northeast quarter and of the northeast quarter of southeast quarter of Section 24, Township 4 north, Range 10 east, W.M. described as follows:

Beginning at a point on the center line of the Husum-Trout Lake County Road, which point is 30 feet north of the south line of the northeast quarter of said Section 24; thence running east parallel with said south boundary line 223 feet, more or less, to the east line of said Section 24; thence south along said east line 870 feet to a point in the center line of said Husum-Trout Lake County Road; thence northwesterly along the center line of said county road to the point of beginning;

EXCEPT county roads;

EXCEPT Secondary State Highway No. 8-D.

EXHIBIT "B" TO REAL ESTATE CONTRACT DATED DECEMBER 27, 1968, by and between ROY ANTHON and HAZEL M. ANTHON, husband and wife, as Vendors, and GEORGE ING, JOHN M. BLOOM, JR., E. L. JONES, MARVIN WARMKE, ROBERT TIMBROOK and JOHN MACDONALD as Vendees

Real property situate in Skamania County, Washington:

Parcel 1:

The East half of the East half of the Southeast quarter of the Southeast quarter of Section 24, Township 3 North, Range 9 E.W.M.

Parcel 2:

The Southeast quarter of the Northeast quarter of Section 19, Township 3 North, Range 10 E.W.M.;

ALSO: A tract of land in the North half of the Northeast quarter of Section 19, Township 3 North, Range 10 E.W.M. described as follows:

Beginning at a brass hub marking the center of the said Section 19, thence north 1,320 feet to an iron pipe and the initial point of the tract hereby described; thence east 1,389.6 feet to an iron pipe; thence north 28° east 152.5 feet to an iron pipe; thence north 60° west 173.6 feet to an iron pipe; thence north 85° west 772.2 feet to an iron pipe; thence west 309 feet to an iron pipe; thence north $06^{\circ}45'$ west 1,042 feet; thence west 107.1 feet to an iron pipe; thence south 1,320 feet to the initial point.

Parcel 3:

Government Lots 1 and 2 (being also described as the W 1/2 of the NW 1/4), and the East half of the Northwest quarter of Section 19, Township 3 North, Range 10 E.W.M.; EXCEPT the east 8 rods of the Southeast quarter of the Northwest quarter of the said Section 19; and EXCEPT a tract of land consisting of 32.01 acres, more or less, conveyed to Broughton Lumber Company by deed dated July 16, 1952, and recorded July 24, 1952, at page 342 of Book 35 of Deeds, under Auditor's File No. 44316, Records of Skamania County, Washington.

Parcel 4:

Lots 1, 2, 3, 4, 7, 8, 9, 10, 14 and 15 of Sealey's Subdivision of the Southwest quarter of Section 19, Township 3 North, Range 10 E.W.M., according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, EXCEPT the Northeast quarter of the said lot 7.

Parcel 5:

That portion of the Southwest quarter of the Southeast quarter and of the Southeast quarter of the Southwest quarter of Section 18, Township 3 North, Range 10 E.W.M. described as follows:

Beginning at an iron pipe 2,510 feet north of a brass hub marking the center of Section 19, Township 3 North, Range 10 E.W.M.; thence east 107.1 feet; thence north $05^{\circ}45'$ west 66.7 feet to an iron pipe; thence west 1,420.3 feet to intersection with the east line of the NW 1/4 of the SW 1/4 of the said Section 18; thence south 66 feet to the south line of the said section 18; thence east 1,320 feet to the point of beginning.

EXHIBIT "C" TO REAL ESTATE CONTRACT DATED DECEMBER 27, 1968, by and between ROY ANTHON and HAZEL M. ANTHON, husband and wife, as Vendors, and GEORGE ING, JOHN M. BLOXOM, JR., E. L. JONES, MARVIN WARKE, ROBERT TIMBROOK and JOHN MacDONALD as Vendees

Further real estate situate in Skamania County, Washington, to-wit:

An undivided fractional interest in the North 66-2/3 rods and an undivided fractional interest in the South 93-1/3 rods of the following described real property:

Government Lots 3 and 4 (being also described as the West half of the Southwest quarter) of Section 18, Township 3 North, Range 10 E.W.M.

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