

Wm Bevans and Wife to Samuel Richards

Know all men by these Presents that Wm Bevans and Alice Bevans his wife residents of the County of Skamania and State of Washington for and in consideration of the sum of One hundred Dollars to them in hand paid by Samuel Richards of the same County and State the receipt whereof we do hereby acknowledge have granted, bargained and sold and do by these presents grant, bargain, sell convey and confirm unto the said Samuel Richards and to his heirs and assigns, forever all of that certain tract of land lying and being in the County of Skamania State of Washington and particularly described as follows to wit: - The South East quarter (1/4) of the South East quarter (1/4) Section 24 Township 3 North of Range 7 East of the Willamette Meridian containing 40 acres. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all of their right title interest claim possession or demand, of any kind whatever whether at law or equity of in or to the above described premises and each and every part and parcel thereof.

To have and to hold the same unto the grantee the said Samuel Richards and to his heirs and assigns forever and we do hereby covenant with the said grantee his heirs and assigns, that at the date hereof we were well seized in fee simple of the premises above conveyed and we will and our heirs, executors and administrators shall warrant and forever defend the title thereto against the lawful claims or demands of any person or persons whatsoever.

In Witness Whereof we have hereunto set our hands and seals this 16th day of September 1896

Signed Sealed & Delivered in

presence of

C. H. Moor

C. G. Green

William Bevans

Alice Bevans