

Helen M. Gunther

to

Lillie Gunther Miller & James H. Miller.

Know all men By These Presents, that I, Helen M. Gunther, widow of the late Henry Gunther, of Skamania County State of Washington, in consideration of the sum of one dollar to me in hand paid by Lillie Gunther Miller and James H. Miller, her husband, the receipt of which is hereby acknowledged, am held and firmly bound unto the said Lillie Gunther Miller and James H. Miller, in the sum of two thousand dollars to be paid to them, their heirs, executors, administrators and assigns, for which payment well and truly to be made I bind myself my heirs, executors and administrators firmly by These presents. . . .

Sealed with my seal and dated this 30th day of August, 1900.

The condition of the above obligation is such that Whereas, The above named obligor has this day agreed to sell and convey to the obligees the certain real property situated in said county and state described as follows; the west half of the south-west quarter of section two (2) Township one (1) north of Range five (5) east of the T.M. containing 80 acres, except about three or four acres lying in the north-west corner of the south-west quarter of the south-west quarter of said section bounded on the east and south by the present garden fence and enclosing the grave of the above named deceased and the garden of said obligor.

And Whereas the purchase price of the said land agreed upon is the sum of one thousand dollars to be paid as follows; any part thereof on or before two years after the date of this instrument without interest, and at the expiration of said two years the said obligor, her heirs, executors and administrators to make, execute and deliver to the said obligees their heirs and assigns a good and sufficient conveyance of said premises, with covenants of warranty, and at the same time the said obligees their heirs or assigns to make, execute and deliver to the said obligor her heirs, executors and administrators a good and sufficient promissory note and mortgage on said lands to secure the payment of all of said sum of one thousand dollars then remaining unpaid, said note and mortgage to run five years after date and bear interest at the rate of five per cent per annum from that date until paid, payable annually, said note and mortgage to be in such form as is usual in securing the payment of money borrowed on mortgage in Skamania or Clarke counties in the state of Washington, and the said obligor to pay the taxes on said land up to the time said deed may be made and delivered.

Now Therefore if upon the fulfillment of the above terms by the said obligees their heirs and assigns on their part to be fulfilled as above set out the said obligor her heirs, executors and administrators shall well and truly convey by deed as above provided the said real property to the said obligees their heirs and assigns then this obligation shall be void otherwise in full force and effect.