

THIS INDENTURE, Made this 27th day of April, A.D.1911, between Cooks Investment Company, a corporation duly authorized under the laws of the State of Washington, whose principal place of business is at Cooks, in the County of Skamania, State of Washington, party of the first part, and Maria J. Wallace of Cooks, County of Skamania, State of Washington, party of the second part, WITNESSETH:

THAT WHEREAS, the said party of the first part is a corporation duly incorporated and existing under and by virtue of the laws of the State of Washington; and Whereas, in pursuance of the Statutes in such cases made and provided, it has acquired and is the owner of the land and premises hereinafter described; And Whereas, the Board of Trustees of said corporation, duly assembled on the 4th day of November, 1909, duly passed a resolution by virtue of which this deed is executed.

Now Therefore in pursuance of said resolution aforesaid, and in consideration of the sum of Fifteen Hundred (\$1500.00) Dollars, lawful money of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said party of the first part does by these presents, bargain, sell and convey unto the said party of the second part, and to her heirs and assigns, forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Skamania, State of Washington, and bounded and particularly described as follows, to-wit:

Lots seventeen (17) and eighteen (18) Block five (5) of the original town-site of Cooks, Washington, plat of which is duly recorded in the office of the County Auditor of Skamania County, Washington, together with dwelling house erected thereon.

This conveyance is made upon the express condition that the said party of the second part, her heirs and assigns, or lessees, shall not sell, give away or dispose of or knowingly permit any person under him so to sell or keep for sale any spirituous or intoxicating liquors, whether distilled or fermented, in any way whatsoever upon said premises or any part thereof; and it is mutually covenanted and agreed between the said parties hereto, their heirs, successors and assigns, that these conditions are for the benefit of the said parties of the first part, their heirs and assigns, and if the conditions are not fully observed by the said party of the second part, her heirs, assigns, and lessees, the said party of the first part shall at once take possession of the premises above described, which revert to and belong to the party of the first part. Also, under the same penalties as hereinabove mentioned, the said party of the second part further agrees not to erect or allow to be erected on the above described premises, any building to be used as a toilet or closet, but shall, in case a dwelling is erected on the above mentioned premises, construct same inside of dwelling.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, and that they hereby warrant and will defend unto the said party of the second part, her heirs and assigns forever.

In Witness Whereof the said party of the first part by resolution of its Board of Trustees, has caused these presents to be subscribed by its President and attested by its Secretary and its corporate name and seal to be hereunto affixed, the day and year first above written.

COOKS INVESTMENT COMPANY,

(Corporate Seal)

By O.A. Perry,
President.

ATTEST::

M.T. PERRY,
Secretary.

STATE OF WASHINGTON,)
) ss.
County of Skamania.)

I, Laura J. Wallace, a Notary Public in and for the State of Washington,