

WASHINGTON CHILDREN'S HOME SOCIETY - LILLIAN MAC RAE

KNOW ALL MEN BY THESE PRESENTS, That Washington Children's Home Society a corporation of the State of Washington, hereinafter called the mortgagor; in consideration of the sum of Two Thousand (\$2000.00) Dollars in United States Gold Coin loaned to the mortgagor by Lillian Mac Rae, of Portland, Oregon, hereinafter called the mortgagee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the mortgagee, her successors and assigns, all that certain real property situated in the County of Skamania, and State of Washington described as follows:

The William M. Murphy donation land claim No. 37, Notification No. 837, and being parts of Sections 27, 28, 33, and 34, Township 3 North, Range 8 East Williamette Meridian, Skamania County, Washington, described as beginning 4.70 chains East of the center of said Section 27, and running thence West 26.60 chains; thence South 22° West 25.20 chains; thence South 33° West 6.50 chains; thence south 45° 30 West 5.50 chains; thence South 33° West 2.56 chains; thence South 24° West 5.70 chains; thence South 37° 15' West 6.20 chains; thence south 75° East 6.40 chains; thence south 66° East 2 chains; thence south 85° East 5 chains; thence south 55° East 6.70 chains; thence South 65° East 13.55 chains; thence south 73° East 12.20 chains; thence North 85° 15' East 8.60 chains more or less, to a point due South of place of beginning; thence North 60 chains to a place of beginning;

Excepting, however, from the donation land claim land above described:

- (a) That portion of said premises heretofore conveyed by deed dated August 18, 1903, to Wind River Lumber Co;
- (b) That portion of said premises heretofore conveyed by deed dated December 16, 1905, to Portland & Seattle Railway Co. for right of way purposes;
- (c) That portion of said premises heretofore conveyed by deeds (2) dated March 14, 1907, to Skamania Boom Company;
- (d) That portion of said premises heretofore conveyed by deed dated December 16, 1911, to the State of Washington for fish hatchery purposes;
- (E) Right of way over and across said premises heretofore conveyed by deed dated May 3, 1912, to Northwestern Electric Company for pole and power lines for transmission of electric current;
- (F) That said portion of said premises heretofore conveyed and relinquished to Skamania County, Washington, for road and highway purposes;
- (g) Right of way over and across said premises heretofore conveyed by deed dated October 15, 1915, to the State of Washington for pipe line from a spring to said fish hatchery;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, including Mortgage 1. water rights, water ditches water easements and other easements.

TO HAVE AND TO HOLD the same with the appurtenances unto the mortgagee, her successors and assigns, forever.

As further assurance of the title to the property hereby mortgaged, and as security for said loan, the mortgagor does hereby covenant to and with the mortgagee her successors and assigns as follows:

FIRST: That the mortgagor has a valid and unencumbered title in fee simple to the property hereby mortgaged, and good right and lawful authority to convey and mortgage the same, and that the mortgagor will not suffer or permit said mortgaged property, or any part thereof, to become subject to any lien or encumbrance that may have precedence over the lien of this mortgage, and that the mortgagor will WARRANT AND DEFEND the said title unto the mortgagee, and unto her successors and assigns, against the lawful claims and demands of all persons whomsoever.

Satisfied
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