

Know all men by these presents that the Cooks Investment Company a corporation organized and existing under the laws of the state of Washington, the party of the first part, and J.D. Welch, the party of the second part, in consideration of One dollar (\$1.00) and other valuable considerations paid by J.D. Welch, have bargained and sold and by these presents do bargain, sell and convey unto said J.D. Welch his heirs and assigns a parcel of real estate described as follows to-wit:

All the tide and shorelands of the second class owned by Grantor situate in front of adjacent to or abutting upon that portion of the Government Meander line lying in front of Lot three (3) section 34 T 3 N.R. 9 E.W.M. which lies east of an extension of the east line of Park Street in the Town of Cooks, Washington, if extended southerly in a straight line across the railroad right of way; said meander line being in accordance with a certified copy of the government field notes of the survey thereof on file in the office of the Commissioner of Public lands at Olympia Washington, to be used by grantee as a mill site and Lumber yard. It being required by the grantor herein that a railroad with terminal at Cooks Washington must be definitely located within one year from the interior lands lying northerly from Cooks and that said railroad be actually constructed into Cooks within two years from this date and if not so located and so constructed within the said two years, this deed to be void and of no effect. Grantor herein reserves the right to enter upon the land hereby granted at all times and to lease or rent the same until it is put into actual use by grantee as a mill site or used in the preparation for the construction of a mill thereon. Second party agrees not to allow anyone, except the party of the first part herein, to use the said property for any purposes whatsoever or without the written consent of said party of the first part and if any use is made by any third party without such consent, title at once reverts to grantor, and if for any reason grantee or its assigns discontinue the use of the above described premises as a mill site and lumber yard, title shall revert back to grantor, its successors and assigns. Together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all its estate right title and interest.

In Testimony Whereof the grantor under and by virtue of an authority of a resolution of the Board of Directors of the Grantor authorizing this conveyance, hath caused this conveyance to be signed by its President and Secretary and caused its corporate seal to be hereunto affixed.

Witnesses: -----

----- (Seal of Corporation)

Cooks Investment Co.
by O.A. Perry, its President
M.T. Perry, its Secretary

State of Washington

County of Skamania, ss. On this 28th day of February 1911 before me personally appeared O.A. Perry and M.T. Perry to me known to be the President and Secretary respectively of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute the same and that the seal affixed is the corporate seal.

In Testimony Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Laura J. Wallace, Notary Public for Wash.
residing at Cooks in said State

(Notarial Seal)

Filed for record by W.F. Slaughter on March 9th 1911 at 1.15 P.M.

A. Fleischhauer
Co. Auditor

1.05