

THE FOREGOING BEING ALL THE RIGHT, TITLE AND INTEREST AND THIS CONVEYANCE IS INTENDED TO CONVEY ALL THE RIGHT, TITLE AND INTEREST OF THE MORTGAGOR IN AND TO THE PROPERTY KNOWN AS THE "ST. MARTINS MINERAL SPRINGS" PROPERTY, FULL TITLE OF WHICH IS HELD BY THE HEIRS OF ISADORE ST. MARTIN SR., DECEASED, AS TENANTS IN COMMON THEREOF. ALSO ALL GRANTORS RIGHT, TITLE AND INTEREST IN AND TO THE RENTS, ISSUES AND PROFITS THEREFROM.

THE SAID PARTY OF THE FIRST PART COVENANTS AND AGREES TO AND WITH THE SAID PARTIES OF THE SECOND PART THAT HE IS THE OWNER IN FEE SIMPLE OF THE ABOVE CONVEYED INTEREST IN AND TO SAID PROPERTY; THAT THE SAME IS FREE AND CLEAR OF ALL INCUMBRANCES WHATSOEVER, EXCEPT THE LIEN OF CELINA ST. MARTIN FOR THE PAYMENT OF ALIMONY AS DECREED BY THE SUPERIOR COURT OF THE STATE OF WASHINGTON, FOR SKAMANIA COUNTY; THAT HE HAS GOOD RIGHT TO SELL AND CONVEY THE SAME AND THAT HE WILL, AND HIS HEIRS, EXECUTORS AND ADMINISTRATORS SHALL, FOREVER WARRANT AND DEFEND THE TITLE THERETO AGAINST ALL LAWFUL CLAIMS.

IN ANY SUIT OR PROCEEDINGS WHICH MAY BE HAD FOR THE RECOVERY OF THE AMOUNT DUE, ON EITHER SAID NOTE OR THIS MORTGAGE, SAID PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS SHALL HAVE THE RIGHT TO HAVE INCLUDED IN THE JUDGMENT WHICH MAY BE RECOVERED, THE SUM THAT THE COURT SHALL ADJUDGE REASONABLE AS ATTORNEY'S FEES, TO BE TAXED AS PART OF THE COSTS IN SUCH SUIT AS WELL AS ALL PAYMENTS WHICH SAID PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS MAY BE OBLIGED TO MAKE FOR THEIR SECURITY BY INSURANCE OR ON ACCOUNT OF ANY TAXES, CHARGES, INCUMBRANCES OR ASSESSMENTS WHATSOEVER ON THE SAID PREMISES OR ANY PART THEREOF.