

the parties of the first part in the following described real estate, lying and being in the County of Skamania State of Washington, to-wit:

The East Half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section numbered ten (10) in Township numbered three (3) North, of Range numbered ten (10) of the Willamette Meridian; Excepting therefrom one acre in the southeast corner deeded to Charles Rosenkranz by deed dated July 15th, 1903, and recorded in Book I of Deeds at page 278 of the records of the County Auditor's office of Skamania County, Washington:

Also excepting a parcel of land conveyed to Northwestern Electric Company by deed dated June 21st, 1911 and recorded in the office of the Auditor of Skamania County Washington in Book N of Deeds at page 216, said tract being described as follows: "All that part of the Northeast quarter of the Southwest quarter of section ten (10) Township three (3) North of Range ten (10) East of the Willamette Meridian which lies within three hundred (300) feet of the center line of the White Salmon River, the grantee to use the said lands for power and flooding purposes only, The grantors reserve the right to take water from the river or reservoir for irrigation and domestic purposes to be used on the east half of the southwest quarter of said section ten (10)"

Also excepting the following described strip conveyed to Josephine Boersig for road purposes by deed dated June 7th, 1913; Beginning on the south line of the East Half ($E\frac{1}{2}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section ten (10), Township three (3) North of Range ten (10) East of the Willamette Meridian, at its intersection with the center of what is known as the Beebe & Love Extension Road, as the said road is officially recorded on the books of said Skamania County; running thence north ten (10) feet; thence east distant ten feet from and parallel to the south line of said East Half of the Southwest Quarter of Section ten (10) to the west line of a one acre tract conveyed by Fred Luthy and wife to Charles Rosenkranz as per deed recorded in Book I of Deeds of Skamania County at page 278; running thence south along the west line of said one acre tract to the said south line of the East Half of the Southwest quarter of said Section 10; running thence west to the point of beginning:

The parties of the first part also sell, convey, transfer and assign unto the party of the second part all rights reserved under the above mentioned deed to Northwestern Electric Company and transferred to Calvin Philips by Gerald Edwin Beebe and Mary Livingstone Beebe, husband and wife, under deed dated October 7th, 1912, under which deed the parties of the first part acquired their interest in above described property.

TO HAVE AND TO HOLD, the said premises unto the said party of the second part, her heirs, executors, administrators and assigns forever, with all and singular the tenements, hereditaments, privileges and appurtenances to the same belonging or appertaining, with the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

And the said parties of the first part do covenant and agree for themselves and their heirs, executors and administrators to and with the said party of the second part her heirs, executors, administrators and assigns that said party of the second part shall and may quietly and peaceably have, hold and enjoy said premises and every part and parcel thereof and parcel thereof, without the let, suit, trouble, eviction or disturbance of the said parties of the first part, their heirs, executors, administrators or assigns, or of or by any person or persons lawfully claiming or to claim from, by or under or in trust for him, them or any of them;

And that said premises now are and shall remain unto the said party of the second part, her heirs, executors, administrators and assigns, free and clear from all incumbrances whatsoever had, done, committed or occasioned by said parties of the first part or by any person or persons lawfully claiming or to claim, by, from or under him, them, or any of them, except