

D.G.JACKSON CO. to SABIN.(Trustee)

TRUST DEED

KNOW ALL MEN BY THESE PRESENTS: That D.G. Jackson, Company, a corporation organized under the laws of the State of Washington with its principal place of business in the town of Underwood, said state, for and in consideration of the sum of one dollar, and for in consideration of the carrying out of the trusts and conditions hereinafter, expressed and for other valuable consideration, does hereby grant, bargain, sell and convey unto R.L. Sabin, as trustee, all of the following described real property situated in Skamania County, State of Washington, to-wit:-

That portion of lot three (3) of Town of Underwood as laid out and platted and of record in the office of the County Auditor, described as follows: Beginning at the south-east corner of said lot three (3) thence running in a westerly direction along the south line of said lot three (3) to the east corner of said lot three (3) three feet (3ft) and ten inches (10in); thence in a northerly direction in a straight and direct line to the northeast corner of said lot three (3); thence in a southerly direction along the east line of said lot three (3) to the place of beginning; also.

Lot two (2) of the Town of Underwood, aforesaid; EXCEPTING: That portion of said lot two (2) described as follows: Beginning at the southeast corner of said lot two (2) and run thence westerly along the south line of said lot two (2) three feet (3ft) and ten inches (10in.); thence in a northerly direction in a straight and direct line to the northeast corner of said lot two (2); thence in a westerly direction along the east line of said lot two (2) to the place of beginning;

TO HAVE AND TO HOLD the above described and granted premises, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto the said R.L. Sabin, trustee, and unto his successors in trust), a fee simple title in and to the said premises) to be sold and conveyed for the following stated purposes and trusts, to-wit:- To sell and convey said premises, in fee, by warranty deed, or otherwise as the trustee may deem best and for such price and upon such terms as the trustee may deem best, for such price and upon such terms as the trustee may deem best, and out of the same proceeds arising from such sale to pay the necessary costs and expenses of carrying out this trust and, then, to pay all claimants and creditors of the said D.G. Jackson Company, in full if sufficient funds be realized therefor, and if not then pro rata in accordance with the amounts of their respective claims and without preference, except such as may be fixed by law, if any, and to return the overplus if any there be to the said D.G. Jackson Company. The purchaser from the said trustee will be under no legal or equitable duty to inquire as to or learn who are the beneficiaries under this trust, or to know that any funds paid to the trustee upon the sale of said premises are or will be properly ^{paid and} applied by the said trustee, or accounted for, and as to said matters the said purchaser or purchasers will be under no responsibility of any kind.

The grantor herein ~~will be bound by the~~ covenants that it is the owner in fee simple of the said premises; that same are free and clear of all incumbrances except a certain mortgage in the principal amount of \$2600.00; and that it will warrant and defend against the lawful claims of any and all persons whomsoever.

IN WITNESS WHEREOF said D.G. Jackson Company has caused this instrument to be executed on this 26th day of April, 1918, by its undersigned officials and its corporate seal to be hereunto affixed, pursuant to a resolution of its Board of Directors heretofore adopted.