

a Decree quieting plaintiff's title to the real estate hereinafter described, which said Decree was thereafter on the said 29th day of January ¹⁹¹⁹ duly filed in said cause in the office of Clerk of said Superior Court and was thereafter duly recorded in Journal No. 4 on page 369, records of said office, in which said Decree the Court included the following provisions, to-wit:

"IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that E. P. Michell, a suitable person Auditor of Skamania County, Washington, be and he is hereby appointed a commissioner for the purpose and he is hereby authorized and directed to make, execute and deliver to the plaintiff, Tom McIlroy, a deed conveying all right, title and interest of each and all of the defendants herein as aforesaid, and all of the right, title and interest of the estate of the said Hans J. Anderson, deceased in and to the real property herein above described."

NOW, THEREFORE, in consideration of the premises and of the authority in me vested as such Commissioner by the said Superior Court and in consideration of the sum of One Dollar (\$1.00), I, Eddy P. Michell, as such Commissioner, do by these presents Grant, Bargain, Sell, Convey and Confirm unto the said Tom McIlroy, party of the second part herein, and to his heirs, executors and assigns, all of the right, title and interest of the Estate of Hans J. Anderson deceased ^{of the defendants} and Johanna Maria Anderson, mother and heir of Hans J. Anderson, deceased, the unknown heirs of Hans J. Anderson, deceased, also all other persons or parties unknown having or claiming to have any right, title, estate or interest in the real estate described in the complaint in said action, in and to ^{of} all the following described tract, parcel or lot of land situated and being in the County of Skamania, State of Washington and being the property above referred to and described in said decree and therein authorized to be conveyed by me as such Commissioner to the grantee herein, to-wit:

"The West half ($W\frac{1}{2}$) of the South half ($S\frac{1}{2}$) of the South half ($S\frac{1}{2}$) of Section Twenty (20) in Township Two (2) North of Range Five (5) East of the Willamette Meridian, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, subject only to the rights existing under and by reason of a certain mortgage in the sum of \$400.00 recorded in Book M of Mortgages, Page 473, records of Skamania County, which said mortgage was made, executed and delivered by J. U. Glassner, a single man, to M. C. Poindexter and thereafter duly assigned to A. C. Lawery, the present holder and owner thereof"

TO HAVE AND TO HOLD unto the said party of the second part and to his heirs, executors, administrators and assigns forever, all the right, title, estate and interest held or owned in said premises by Johanna Maria Anderson, mother and heir of Hans J. Anderson, deceased, the unknown heirs of Hans J. Anderson, deceased, also all other persons or parties unknown having or claiming to have any right, title, estate or interest in and to the said above described real estate, subject only to the mortgage herein above described.

IN WITNESS WHEREOF, the said party of the first part, in pursuance of the authority in him vested, has hereunto set his hand as Commissioner as afore said on the day and year first above written.

Signed, Sealed and delivered
in the presence of

Geo. E. O'Bryon

J. B. Gray

Eddy P. Michell
Commissioner.