

50 CENTS DOCUMENTARY STAMPS ATTACHED AND DULY CANCELLED.

FILED FOR RECORD JANUARY 26, 1920, AT 3 P.M. BY RAYMOND C. SLY.

Edley P. Mitchell
COUNTY AUDITOR.

GEORGE FERGUSON ET AL TO C. E. LARSEN

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS THAT WE, GEORGE FERGUSON, OF UNDERWOOD, WASHINGTON, AGNES BURL PURDIN, OF PORTLAND, OREGON, AND ETTA VINCENT MORSE (FORMERLY ETTA VINCENT), OF PORTLAND, OREGON, FOR AND IN CONSIDERATION OF TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION, DO HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO C. E. LARSEN ALL OF OUR RIGHT, TITLE, ESTATE AND INTEREST IN AND TO ALL THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, TO-WIT:

BEGINNING AT A POINT 2640 FEET NORTH AND 1156 FEET EAST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 21 AND 28 IN TOWNSHIP 3 NORTH OF RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; THENCE 1484 FEET EAST; THENCE SOUTH 1650 FEET; THENCE SOUTH 65 DEGREES AND 0' WEST 1485 FEET; THENCE SOUTH 24 DEGREES AND 0' WEST 284 FEET; THENCE SOUTH 33 DEGREES AND 0' WEST 53.6 FEET; THENCE NORTH 2595 FEET TO THE POINT OF BEGINNING, CONTAINING 62.15 ACRES MORE OR LESS, EXCEPTING THEREFROM THE 20 ACRES HERETOFORE BY ELLA RAMSEY VANWESSENHOVE CONVEYED TO ONE WHELOCK MARSH, AND KNOWN AS PART OF THE OLD EDWARD RAMSEY HOMESTEAD.

TO HAVE AND TO HOLD THE SAME, TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, UNTO THE SAID C. E. LARSEN AND UNTO HIS HEIRS AND ASSIGNS FOREVER.

WE, THE ABOVE NAMED GRANTORS, DO HEREBY COVENANT TO AND WITH THE SAID GRANTEE THAT WE ARE EACH LAWFULLY SEIZED IN FEE SIMPLE OF AN UNDIVIDED ONE-SIXTH ($1/6$) INTEREST IN AND TO THE ABOVE DESCRIBED PREMISES; THAT WE INHERITED THE WHOLE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY AS THE HEIRS OF ED RAMSEY, NOW DECEASED; THAT WE ARE AND WERE ALL OF THE HEIRS OF SAID DECEASED AT THE TIME OF HIS DEATH AND NO OTHER PERSON OR PERSONS HAVE OR OWN ANY RIGHT, TITLE OR INTEREST IN OR TO SAID PREMISES, EXCEPT SUCH AS WE MAY HAVE CONVEYED SINCE THE DEATH OF SAID DECEASED; THAT WE ARE ALL MORE THAN TWENTY-ONE (21) YEARS OF AGE; THAT ALL DEBTS AND CLAIMS AGAINST THE ESTATE OF SAID DECEASED HAVE BEEN PAID AND THERE ARE NOW NO DEBTS OR CLAIMS AGAINST THE ESTATE OF SAID DECEASED AND THE ABOVE DESCRIBED PREMISES ARE FREE AND CLEAR OF ENCUMBRANCES, CLAIMS, OR DEMANDS OF ANY NATURE; EXCEPT TAXES WHICH GRANTEE ASSUMES AND AGREES TO PAY THAT THE SAID DECEASED WAS OUR FATHER AND WAS A WIDOWER AT HIS DEATH, HIS WIFE AND OUR MOTHER HAVING PREDECEASED HIM; THAT WE WILL WARRANT AND DEFEND THE ABOVE DESCRIBED AND GRANTED PREMISES AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ANY AND ALL PERSONS WHOMSOEVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS ON THIS 7TH AND 8TH DAY OF JANUARY, A.D. 1920.