

W. A. ARNOLD ET UX TO JESSE E. CLUCAS ET UX

THIS INDENTURE WITNESSETH, THAT W. A. ARNOLD AND FANNIE A. ARNOLD, HIS WIFE, PARTIES OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF \$550.00 (FIVE HUNDRED FIFTY AND NO/100) DOLLARS, IN LAWFUL MONEY OF THE UNITED STATES OF AMERICA, TO THEM IN HAND PAID BY JESSE E. CLUCAS AND OLGA A. CLUCAS, HUSBAND AND WIFE PARTIES OF THE SECOND PART, HAVE GRANTED, BARGAINED AND SOLD, AND BY THESE PRESENTS DO GRANT, BARGAIN, SELL AND CONVEY UNTO THE SAID PARTIES OF THE SECOND PART, AND TO THEIR HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED PREMISES, SITUATE, LYING AND BEING IN THE COUNTY OF SKAMANIA STATE OF WASHINGTON, TO-WIT:

BEGINNING AT A POINT 266.5 FEET SOUTH 55° 30' WEST FROM THE SOUTHEAST CORNER OF LOT 1 BLOCK 8 ORIGINAL TOWNSITE OF STEVENSON, AS ON FILE IN THE OFFICE OF THE COUNTY AUDITOR OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 55° 30' WEST ON THE NORTH LINE OF SECOND STREET 163 FEET, MORE OR LESS, TO INTERSECTION WITH THE WEST LINE OF THE H. SHEPARD D.L.C., THENCE NORTH ALONG THE WEST LINE OF THE H. SHEPARD D.L.C. 309.6 FEET MORE OR LESS TO THE SW CORNER OF THE J.P. GILLETTE PROPERTY, THENCE NORTH 68° EAST 65.6 FEET, THENCE SOUTH 44° 03' EAST 246 FEET MORE OR LESS TO THE PLACE OF BEGINNING, CONTAINING, 80/100 ACRES MORE OR LESS ACCORDING TO THE ABOVE SURVEY.

WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES TO THE SAME BELONGING OR APPERTAINING THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF.

TO HAVE AND TO HOLD, THE ABOVE GRANTED PREMISES UNTO THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS FOREVER, WITH ALL THE PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING.

AND THE SAID PARTIES OF THE FIRST PART FOR THEMSELVES AND FOR THEIR HEIRS, EXECUTORS AND ADMINISTRATORS, DO HEREBY COVENANT TO AND WITH THE SAID PART OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS; THAT THEY ARE WELL SEIZED IN FEE SIMPLE OF SAID LAND AND PREMISES; THAT THEY HAVE GOOD RIGHT TO SELL AND CONVEY THE SAME IN MANNER AND FORM AS AFORESAID, AND THAT THE SAME ARE FREE FROM ALL INCUMBRANCES; EXCEPTING A CERTAIN MORTGAGE IN FAVOR OF THE STATE BUILDING AND LOAN ASSOCIATION OF TACOMA, WASH. UPON WHICH THERE IS NOW DUE THE SUM OF \$622.39.

AND THE ABOVE GRANTED ^{land and} PREMISES, IN THE QUIET AND PEACEABLE POSSESSION OF SAID PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AGAINST ALL PERSONS LAWFULLY CLAIMING OR TO CLAIM THE WHOLE OR ANY PART THEREOF, THE SAID PARTIES OF THE FIRST PART WILL FOREVER WARRANT AND DEFEND. EXCEPT AS TO THE SAID MORTGAGE

WITNESS, THEIR HANDS AND SEALS THIS 20TH DAY OF FEBRUARY A.D. ONE THOUSAND NINE HUNDRED AND TWENTY

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

RAYMOND C. SLY

W. A. ARNOLD (SEAL)

FANNIE A. ARNOLD (SEAL)