

JOHN A. KEELEY TO ELIZABETH E. GIBBS

KNOW ALL MEN BY THESE PRESENTS, THAT I, JOHN A. KEELEY, A BACHELOR, OF HOOD RIVER, STATE OF OREGON, IN CONSIDERATION OF TEN (\$10.) DOLLARS, TO ME PAID BY ELIZABETH E. GIBBS, OF UNDERWOOD STATE OF WASHINGTON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO GRANT, BARGAIN, SELL AND CONVEY UNTO SAID ELIZABETH E. GIBBS, AND UNTO HER HEIRS AND ASSIGNS, ALL THE FOLLOWING BOUNDED AND DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON; TO-WIT:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ( $S\frac{1}{2}$  OF  $NE\frac{1}{4}$  OF  $SW\frac{1}{4}$ ) AND WEST HALF OF THE SOUTHWEST QUARTER ( $W\frac{1}{2}$  OF  $SW\frac{1}{4}$ ) OF SECTION FIFTEEN (15), TOWNSHIP THREE NORTH OF RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CONTAINING 100 ACRES, MORE OR LESS IN SKAMANIA COUNTY, WASHINGTON. EXCEPTING HOWEVER A TRACT HERETOFORE SOLD TO ELIZABETH GIBBS, CONTAINING ABOUT 3 ACRES, EXCEPTING ALSO CERTAIN RIGHT OF WAY HERETOFORE CONVEYED TO SKAMANIA COUNTY, WASHINGTON.

CONVEYING ALSO THAT PORTION OF SAID SECTION 15, TOWNSHIP 3 NORTH OF RANGE 10 EAST WILLAMETTE MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND HERETOFORE DEEDED BY JOHN A. KEELEY AND CHAS. H. DUBOIS TO SARAH HEDRICK, DESCRIBED AS THE  $S\frac{1}{2}$  OF THE  $S\frac{1}{2}$  OF THE  $SE\frac{1}{4}$  OF THE  $SW\frac{1}{4}$  OF SEC. 15, TOWNSHIP 3 NORTH OF RANGE 10 EAST WILLAMETTE MERIDIAN; RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID ABOVE DESCRIBED TRACT, 10 RODS, THENCE EAST 20 RODS, THENCE SOUTH 10 RODS, THENCE WEST 20 RODS TO THE POINT OF BEGINNING; ALSO THE RIGHT TO MAINTAIN THROUGH SAID HEREINABOVE DESCRIBED PROPERTY SO DEEDED TO SARAH HEDRICK A LINE OF PIPE FOR CONVEYING WATER FROM THE SPRING OF OWNERS AND TO ENTER UPON THE SAID PROPERTY AT ANY TIME FOR THE PURPOSE OF MAKING ANY NECESSARY REPAIRS TO SAID PIPE LINE, PROVIDED, HOWEVER, THAT SAID PIPE LINE SHALL BE SO BURIED AS NOT TO INTERFERE WITH CULTIVATION OF THE LAND AND THAT GRANTEE (SARAH HEDRICK) SHALL NOT SUFFER FROM ACT OF MAINTENANCE OR REPAIRS OF SAID PIPE LINE.

EXCEPTING ALSO FROM THE ABOVE DESCRIBED STRIP, THE WATER HEREBEFORE CONTRACTED TO W. F. CASH,

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING, AND ALSO ALL MY ESTATE, RIGHT, TITLE AND INTEREST IN AND TO THE SAME, INCLUDING DOWER AND CLAIM OF DOWER.

TO HAVE AND TO HOLD, THE ABOVE DESCRIBED AND GRANTED PREMISES UNTO THE SAID ELIZABETH E. GIBBS, AND UNTO HER HEIRS AND ASSIGNS FOREVER. AND I, JOHN A. KEELEY, THE GRANTOR ABOVE NAMED DO COVENANT TO AND WITH ELIZABETH E. GIBBS, THE ABOVE NAMED GRANTEE HER HEIRS AND ASSIGNS, THAT I AM, LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, THAT THE ABOVE GRANTED PREMISES ARE FREE FROM ALL INCUMBRANCES, EXCEPT A MORTGAGE TO WILLA RAMSEY FOR \$2000., DATED APRIL 3RD, 1919, PAYMENT OF WHICH IS ASSUMED BY THE ABOVE NAMED GRANTEE, AND THAT I, WILL AND MY HEIRS, EXECUTORS AND ADMINISTRATORS, SHALL WARRANT AND FOREVER DEFEND THE ABOVE GRANTED PREMISES, AND EVERY PART AND PARCEL THEREOF, AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, EXCEPT AS ABOVE STATED.