

CASPER GROPPER TO CARL H. GROPPER ET UX

THIS INDENTURE, MADE THIS 21ST DAY OF FEBRUARY A.D. 1921 BETWEEN CASPER GROPPER, A WIDOWER, PARTY OF THE FIRST PART, AND CARL H. GROPPER AND JOSEPHINE GROPPER, HIS WIFE PARTIES OF THE SECOND PART,

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR TO HIM IN HAND PAID BY THE SAID PARTIES OF THE SECOND PART, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY, UNTO THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS FOREVER, ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS, TO-WIT:

THE NORTHEAST QUARTER OF SECTION THIRTY-FIVE (NE $\frac{1}{4}$ SEC 35) TOWNSHIP THREE (3) NORTH OF RANGE SEVEN (7) EAST OF THE WILLAMETTE MERIDIAN, EXCEPTING THEREFROM THE WEST 60 RODS SOLD TO H. L. POWERS, AND EXCEPTING ALSO THE UNDIVIDED 1/12 INTEREST HERETOFORE CONVEYED TO THE SAID CARL H. GROPPER BY CASPER GROPPER AS GUARDIAN OF THE ESTATE OF JOSEPH GROPPER, MINOR, BY DEED RECORDED AT PAGE 175 BOOK S OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON. (THIS CONVEYS AN UNDIVIDED 11/12 INTEREST NOW OWNED BY GRANTOR, AND ALL HIS RIGHT TITLE AND INTEREST IN AND TO THE ABOVE DESCRIBED PREMISES)

TO HAVE AND TO HOLD THE SAME, TOGETHER WITH ALL THE HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, TO THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS FOREVER. AND THE SAID CASPER GROPPER PARTY OF THE FIRST PART, FOR HIMSELF AND FOR HIS HEIRS, EXECUTORS AND ADMINISTRATORS, DOES COVENANT WITH THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS, THAT HE IS WELL SEIZED IN FEE OF THE LANDS AND PREMISES AFORESAID, AND HAS GOOD RIGHT TO SELL AND CONVEY THE SAME IN MANNER AND FORM AFORESAID; THAT THE SAME ARE FREE FROM ALL INCUMBRANCES EXCEPTING MORTGAGE FOR \$1500.00 IN FAVOR OF THE FRDERAL LAND BANK OF SPOKANE, WASHINGTON.

AND THE ABOVE BARGAINED AND GRANTED LANDS AND PREMISES, IN THE QUIET AND PEACEFUL POSSESSION OF THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE WHOLE OR ANY PART THEREOF, THE SAID PARTY OF THE FIRST PART WILL WARRANT AND DEFEND.

IN TESTIMONY WHEREOF, THE SAID PARTY OF THE FIRST PART HAS HEREUNTO SET HIS HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

RAYMOND C. SLY CASPER GROPPER (SEAL)

STATE OF WASHINGTON,)
COUNTY OF SKAMANIA.) ss.

I, RAYMOND C. SLY, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT ON THIS 21ST DAY OF FEBRUARY, A.D. 1921, PERSONALLY APPEARED BEFORE ME, CASPER GROPPER, A WIDOWER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS BREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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