

THEREFROM A STRIP OF LAND FIFTEEN FEET IN WIDTH ON THE SOUTH SIDE OF SAID LAND, WHICH IS TO BE USED FOR A ROADWAY, EXTENDING EAST AND WEST, AND WHEN COMPLETED TO JOIN THE PUBLIC HIGHWAY RUNNING NORTH AND SOUTH ALONG THE CENTER LINE OF SAID SECTION SEVENTEEN (17).

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING, AND ALL OF THEIR RIGHT, TITLE, INTEREST, CLAIM, POSSESSION OR DEMAND OF ANY KIND WHATEVER, WHETHER AT LAW OR EQUITY, OF, IN OR TO THE ABOVE DESCRIBED PREMISES, AND EACH AND EVERY PART AND PARCEL THEREOF.

TO HAVE AND TO HOLD, THE SAID PREMISES, WITH ALL THEIR APPURTENANCES, UNTO THE SAID PARTY OF THE SECOND PART AND TO HER HEIRS AND ASSIGNS FOREVER; AND THE SAID JOHN D. MCKNIGHT AND DELLA MAY MCKNIGHT, HUSBAND AND WIFE, PARTIES OF THE FIRST PART, FOR THEMSELVES AND FOR THEIR HEIRS, EXECUTORS AND ADMINISTRATORS, DO HEREBY COVENANT TO AND WITH THE SAID PARTY OF THE SECOND PART, HER HEIRS AND ASSIGNS THAT THEY ARE THE OWNERS IN FEE SIMPLE OF SAID PREMISES, AND THAT THEY ARE FREE FROM ALL INCUMBRANCES, EXCEPT, THIS CONVEYANCE IS SUBJECT TO PROVISIONS FOR PLATTING A CERTAIN TRACT OF ONE HUNDRED ACRES OF LAND DESCRIBED IN THAT CERTAIN DEED, EXECUTED BY BANKERS INVESTMENT COMPANY, A CORPORATION, AND G. S. SMITH AND MABEL L. SMITH, HIS WIFE, TO ANNA V. SPRINKLE BEARING DATE THE 15TH DAY OF MAY, 1915, AND RECORDED IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON, ON MAY 27TH, 1915, AT 8 O'CLOCK, 15 MINUTES A.M. AND RECORDED IN BOOK P OF RECORDS OF DEEDS, PAGE 272, WHICH LAND INCLUDED THE ABOVE TRACT OF TWENTY ACRES HEREBY CONVEYED.

AND, WHEREAS, THERE IS NOW EXISTING ON THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP THREE NORTH, RANGE EIGHT E. W.M., A CERTAIN SPRING, DESCRIBED IN SAID DEED, EXECUTED AND RECORDED AS AFORESAID.

IT IS UNDERSTOOD AND AGREED THAT THIS CONVEYANCE IS MADE AND EXECUTED, SUBJECT TO THE CONDITIONS CONTAINED IN SAID DEED AND CONTRACT SO ABOVE RECORDED.

AND IT IS FURTHER UNDERSTOOD THAT THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHT OF WAY FOR A PIPE LINE OVER AND ACROSS THE PROPERTY HEREIN CONVEYED, WHICH IS SET OUT AND DESCRIBED IN SAID RECORDED DEED ABOVE DESCRIBED.

AND IT IS UNDERSTOOD HEREBY THAT THIS CONVEYANCE IS MADE SUBJECT TO ALL THE CONDITIONS, RESERVATIONS AND PROVISIONS MADE AND CONTAINED IN SAID RECORDED DEED HEREIN ABOVE DESCRIBED AND THAT THEY, THE SAID PARTIES OF THE FIRST PART WILL WARRANT AND DEFEND THE TITLE THERETO AGAINST ALL LAWFUL CLAIMS WHATSOEVER EXCEPT AS HEREINABOVE SET FORTH.

WITNESS OUR HANDS AND SEALS THIS 22ND DAY OF JANUARY, A.D. ONE THOUSAND NINE HUNDRED AND TWENTY-THREE (1923)

JOHN D. MCKNIGHT (SEAL)

DELLA MAY MCKNIGHT (SEAL)

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

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE DO HEREBY CERTIFY THAT ON THIS 22ND DAY OF JANUARY 1923, PERSONALLY APPEARED BEFORE ME JOHN D. MCKNIGHT AND DELLA MAY MCKNIGHT, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS