

THE STIPULATION AND AGREEMENTS AFORESAID, ACCORDING TO THE TRUE INTENT AND TENOR THEREOF, THEN THE SAID PARTY OF THE FIRST PART WILL MAKE UNTO THE SAID PARTIES OF THE SECOND PART THEIR HEIRS OR ASSIGNS UPON REQUEST AT CARSON, WASHINGTON A GOOD AND SUFFICIENT DEED OF CONVEYANCE CONVEYING THE SAID PREMISES IN FEE SIMPLE AND FREE FROM ALL ENCUMBRANCES, EXCEPT HOWEVER THE ABOVE MENTIONED TAXES AND ASSESSMENTS AND ALL LIENS CREATED BY THE SAID PARTIES OF THE SECOND PART OR THEIR ASSIGNS.

BUT IN CASE THE SAID PARTIES OF THE SECOND PART SHALL FAIL TO MAKE THE PAYMENTS AFORESAID OR ANY ONE OF THEM PUNCTUALLY AND UPON THE STRICT TERMS AND CONDITIONS OF THIS AGREEMENT, THE TIME OF PAYMENT BEING OF ESSENCE IN THIS CONTRACT, THEN THE PARTY OF THE FIRST PART SHALL HAVE THE RIGHT TO DECLARE THIS AGREEMENT NULL AND VOID; AND IN SUCH CASE ALL THE RIGHT AND INTEREST HEREBY CREATED OR THEN EXISTING IN FAVOR OF THE SECOND PARTIES OR DERIVED UNDER THIS AGREEMENT SHALL UTTERLY CEASE AND DETERMINE, AND THE PREMISES AFORESAID SHALL REVERT AND REVEST IN THE PARTY OF THE FIRST PART WITHOUT ANY DECLARATION OF FORFEITURE OR OF RE-ENTRY OR WITHOUT ANY OTHER ACT BY SAID PARTY OF THE FIRST PART TO BE PERFORMED AND WITHOUT ANY RIGHT OF THE SECOND PARTY OF RECLAMATION OR COMPENSATION FOR MONEY PAID OR IMPROVEMENTS MADE, AS ABSOLUTELY, FULLY AND PERFECTLY AS IF THIS AGREEMENT HAD NEVER BEEN MADE.

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET THEIR HANDS IN DUPLICATE THIS 27TH DAY OF DECEMBER 1923.

WITNESSES

JOS GREGORIUS

NELS E. NELSON

VICTOR NELSON

FIRST PARTY

LEROI L. SMITH

MRS. LEROI L. SMITH  
(KATHRYN SMITH)

STATE OF WASHINGTON, }  
COUNTY OF SKAMANIA. }

I JOS GREGORIUS A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT ON THIS 27TH DAY OF DECEMBER 1923 PERSONALLY APPEARED BEFORE ME VICTOR NELSON A SINGLE MAN AND LEROY L. SMITH AND KATHERINE SMITH HUSBAND AND WIFE TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL)  
(SEAL)

JOS GREGORIUS  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT CARSON.

FILED FOR RECORD FEBRUARY 1, 1924, AT 4-30 P.M. BY MRS. LEROI L. SMITH

*Will G. Mitchell*  
COUNTY AUDITOR  
By *Edy Mitchell* DEPUTY