

FIRST PART THEREIN TO THE ABOVE MENTIONED W. E. MILLER AS PARTY OF THE SECOND PART THEREIN, AND,

WHEREAS, THE SAID JOHN WACHTER DIED ON OR ABOUT THE 3D DAY OF MARCH 1923 LEAVING SURVIVING HIM HIS WIDOW, THE AFORESAID MARGARETHA WACHTER, AND, HAVING PRIOR TO HIS DEATH, MADE AND EXECUTED A COMMUNITY PROPERTY CONTRACT WITH HIS ^{SAID} WIFE, MARGARETHA WACHTER, WHICH SAID CONTRACT IS RECORDED AT PAGE 532 BOOK "8" OF DEEDS, WHICH CONTRACT PROVIDED BY ITS TERMS THAT THE SURVIVOR SHALL TAKE ALL REAL AND PERSONAL PROPERTY BELONGING TO THE COMMUNITY, AND,

WHEREAS, THE SAID MARGARETHA WACHTER DIED ON OR ABOUT THE 31ST DAY OF AUGUST 1924 LEAVING A LAST WILL AND TESTAMENT WHEREIN AND WHEREBY THE SAID JOHN C. WACHTER, PARTY OF THE FIRST PART HEREIN, IS NAMED AS EXECUTOR OF SAID LAST WILL AND TESTAMENT WITH FULL POWER AND AUTHORITY TO ADMINISTER HER ESTATE WITHOUT INTERVENTION OF THE COURT AND THE SAID JOHN C. WACHTER HAS DULY QUALIFIED AS SUCH EXECUTOR AND SAID WILL HAS BEEN ADMITTED TO PROBATE AND HE HAS FILED AN INVENTORY OF THE PROPERTY BELONGING TO THE ESTATE OF THE SAID MARGARETHA WACHTER, DECEASED, AND CAUSED AN APPRAISEMENT THEREOF TO BE HAD AS REQUIRED BY LAW AND THE SUPERIOR COURT IN AND FOR SAID COUNTY AND STATE, SUBSEQUENT THERETO AND UPON PROOF DULY SUBMITTED AS REQUIRED BY LAW HAS MADE AND ENTERED AN ORDER DECLARING THE SAID ESTATE FULLY SOLVENT AND AUTHORIZING THE SAID JOHN C. WACHTER TO ADMINISTER THE SAME WITHOUT INTERVENTION OF THE COURT, ACCORDING TO THE TERMS AND CONDITIONS OF SAID WILL, AND

WHEREAS, THE SAID PARTIES OF THE SECOND PART HAVE FULLY PERFORMED ALL AND SINGULAR THE TERMS AND CONDITIONS OF THEIR SAID CONTRACT.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES AND OF THE SUM OF ELEVEN HUNDRED AND NO/100 (\$1100.00) DOLLARS TO HIM IN HAND PAID BY THE SAID PARTIES OF THE SECOND PART, THE SAID PARTY OF THE FIRST PART DOES HEREBY GRANT, BARGAIN, SELL, CONVEY AND WARRANT UNTO THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS, THE REAL PROPERTY MENTIONED AND DESCRIBED IN SAID CONTRACT, SITUATE, LYING AND BEING IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, TO-WIT:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, AND ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25 LYING WEST OF THE PRESENT COUNTY ROAD; ALL IN T^p. 3 NORTH OF RANGE 7 EAST OF WILLAMETTE MERIDIAN.

AND THE SAID PARTY OF THE FIRST PART DOES HEREBY COVENANT TO AND WITH THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS, THAT HE IS WELL SEIZED OF SAID PROPERTY AS SUCH EXECUTOR AND HAS GOOD RIGHT AND AUTHORITY TO SELL AND CONVEY THE SAME IN MANNER AND FORM AFORESAID; THAT THE SAME IS FREE FROM ALL INCUMBRANCES AND THAT HE WILL FOREVER WARRANT AND DEFEND THE TITLE THERETO AGAINST ALL LAWFUL CLAIMS WHATSOEVER.

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

EXECUTED IN PRESENCE OF:

RAYMOND C. SLY

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

JOHN C. WACHTER (SEAL)
EXECUTOR AND TRUSTEE OF THE LAST WILL
AND TESTAMENT OF MARGARETHA WACHTER,
DECEASED,

I, RAYMOND C. SLY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT ON THIS 27TH DAY OF NOVEMBER 1924 PERSONALLY APPEARED BEFORE ME